

# \$760,000 - 196 Panamount Circle Nw, Calgary

MLS® #A2144273

**\$760,000**

4 Bedroom, 4.00 Bathroom, 2,310 sqft

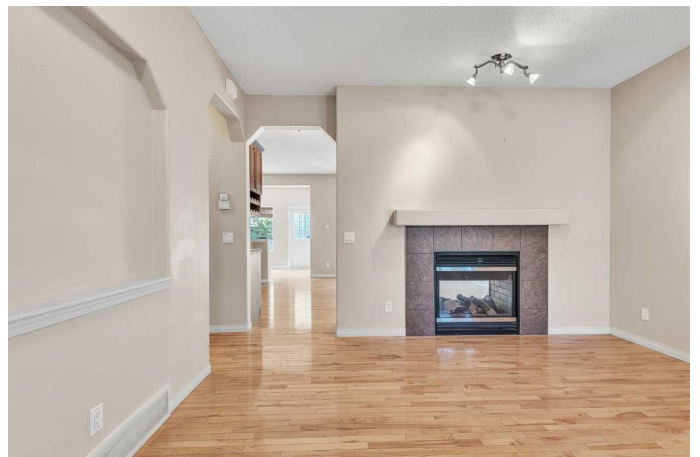
Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

~~ CANCELLED OPEN HOUSE~~ ,Welcome to this fully finished home, situated within the established community of Panorama Hills, boasting 2310sqft of above grade, AND 1320 sqft of lower grade living space! This property is a great option for growing families. An open-concept kitchen, with stainless steel appliances, a gas cook-top, finished with granite counter tops, and an island that doubles up as a breakfast bar. The main-floor is finished with a patio exiting to an oversized deck facing a sunny south rear fenced yard. Lastly, a double-sided fireplace providing a layout design that allows for separation to a great den/office option. Upstairs, top-floor, you will find a massive bonus room, the convenience of upper-floor laundry, a primary bedroom with a walk-in closet and a large 5 pc-ensuite. Two other bedrooms complete this floor. The lower level is with another generously sized bedroom, 1 -3pc bathroom, utility room has washer and dryer hook-ups, a large built-in bar with shelving cabinets, and a sink. This location is extremely connected to all you need, major retailers, Vivo Recreation center, schools, playgrounds, and parks all nearby! Quick access to Country Hills, Stoney Trail and Harvest Hills Blvd. Donâ€™t delay and book a showing today!

Built in 2006

## Essential Information



MLS® #	A2144273
Price	\$760,000
Sold Price	\$743,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,310
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	196 Panamount Circle Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K0G9

### **Amenities**

Amenities	Clubhouse, Playground
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	Double Vanity, Granite Counters, Pantry
Appliances	Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 25th, 2024
Date Sold	September 22nd, 2024
Days on Market	89
Zoning	R-1N
HOA Fees	262.50
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Bravo Realty
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