

# \$724,900 - 206 Panamount Street Nw, Calgary

MLS® #A2154915

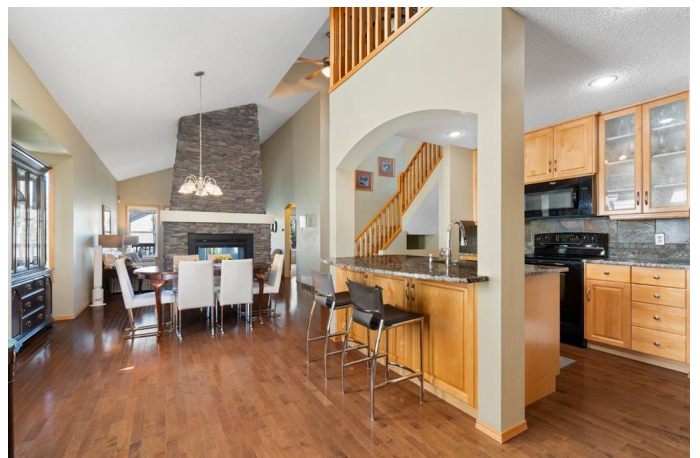
**\$724,900**

3 Bedroom, 3.00 Bathroom, 1,726 sqft

Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

Nestled in the serene neighbourhood of Panorama Hills, this beautiful bungalow has been meticulously maintained by its owners. As you step through the front door, you are greeted by the soft glow of natural light filtering through the large windows, skylights and you'll notice the expansive vaulted ceilings. The heart of this home is the kitchen – a culinary haven awaiting the touch of someone who loves to cook. Equipped with ample storage space, granite counters and a large pantry. Envision yourself whipping up delicious meals with your family, sharing laughter and love as you experiment with recipes and savor your creations. The dining space is large & ideal for hosting dinner parties or can offer as an extension of the living space. The two-sided stone fireplace separates the dining from the living room and makes this the perfect place to cozy up with a book or connect with family and friends. Enjoy indoor/outdoor living with access to the sunny deck off the living area. On this main level, you will find 2 spacious bedrooms including the primary bedroom w/ stunning ensuite bathroom (dual sinks, granite counters, access to the backyard deck) and large w/i closet. The loft upstairs offers the perfect bonus space - very spacious and bright, again with vaulted ceilings! In the finished WALKOUT basement a large recreational space awaits – this is where you'll spend time watching movies and playing board games with family & friends! A third bedroom is located on this lower level



with a walk-in closet and access to the 4 pc bathroom. The spacious laundry room is located here as well. The home features a double attached garage, newer hot water tank (2022), large backyard w/ beautiful landscaping and is across the street from one of the many schools in the community! This family friendly community offers a picturesque 36 hole golf course, tons of walking paths and green spaces, schools, shopping, restaurants & a community center w/ a splash park! Don't miss the opportunity to make this dream home your reality and embark on your new adventure in the heart of Panorama Hills!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2154915    |
| Price          | \$724,900   |
| Sold Price     | \$712,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,726       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 206 Panamount Street Nw |
| Subdivision | Panorama Hills          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K 6K2                 |

**Amenities**

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room |
| Parking Spaces | 4                                                                                                      |
| Parking        | Double Garage Attached                                                                                 |

## Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                                                   |
| Heating           | Forced Air                                                                                                                                                     |
| Cooling           | None                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                              |
| Fireplaces        | Gas                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Separate/Exterior Entry, Finished, Full, Walk-Out                                                                                                              |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 7th, 2024  |
| Date Sold      | August 24th, 2024 |
| Days on Market | 17                |
| Zoning         | R-1               |
| HOA Fees       | 262.50            |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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