

\$739,500 - 174 Panamount Rise Nw, Calgary

MLS® #A2163710

\$739,500

4 Bedroom, 4.00 Bathroom, 1,876 sqft

Residential on 0.12 Acres

Panorama Hills, Calgary, Alberta

Welcome to this fantastic immaculate family home in a well sought after family oriented neighbourhood being the perfect place to raise your kids! This beautiful total 4 bedroom home is on a quiet street backing onto a walking/bike path. Literally only a 5 minute drive to all sorts of major stores and small boutiques. The landscaping is beautiful low maintenance. The recently installed curbs around the trees and bed give a beautiful finish to the yard. The huge lilac bush adjacent to the spacious covered rear deck and bricked large patio gives off a sweet aroma in the spring and lots of shade for the balance of the summer months. Inside, the spacious main foyer, you will notice the gleaming wide plank hardwood floors throughout the main floor. The good sized office is close to the front door so if you work from home and have occasional business visitors, they have direct access to your office. Beyond the office is the gleaming kitchen filled with 2 year old stainless steel appliances! There is tons of food prep space and a unique island that provides opportunity to chat with the chef while preparing a snack or meals. The corner fireplace open to the kitchen, eating area and family room will add a feeling of coziness during those chilly fall and winter days. The huge window in the family room combined with the large sliding patio doors, lets in lots of light even on cloudy days. Back inside, the 2 piece main floor washroom has a unique feature barn board wall adding a sense of coziness. Upstairs, there is the large bonus



room perfect for family living and the laundry room with custom cupboards has plenty of storage. The 4 piece main bath is finished with tile flooring and a huge mirror. Both secondary bedrooms are a good size and have large windows giving ample light. The huge primary bedroom has plenty of room for a king bed and the walk in closet has awesome custom closet organizers. The large double sink vanity with soaker tub & walk-in shower gives a spa like feel. Going into the basement level, there is a 3 piece bathroom with walk-in shower and a unique vanity for any guests or your teen. You can't see this but the entire basement level has a subfloor which in colder months keeps the basement floor comfortable. Additionally, the entire ceiling has been insulated to somewhat muffle the noise of the kids playing or the sports events. The family room and sitting area are great for small get togethers or just a place to get away and read a book with your favorite beverage. What about schools? Easy walking distance to the Public Elementary, Middle and High Schools. Also walking distance to the Catholic Elementary and High Schools. Children in Catholic Middle School? Getting there is a short walk to the bus stop, followed by a short bus ride to the next community of Hidden Valley. One more comment: New Roof in 2021. New Air Conditioner in 2021 & New Hot Water Tank in 2021. Garage is insulated. Call your Realtor today for a viewing. You will not be disappointed!

Built in 2004

Essential Information

MLS® #	A2163710
Price	\$739,500
Sold Price	\$735,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,876
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	174 Panamount Rise Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6B7

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Driveway, Front Drive, Garage Door Opener

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Chandelier
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 8th, 2024
Days on Market	18
Zoning	R-1
HOA Fees	262.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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