

\$1,100,000 - 170 Panamount Road Nw, Calgary

MLS® #A2168711

\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,403 sqft

Residential on 0.13 Acres

Panorama Hills, Calgary, Alberta

Welcome to this meticulously maintained Jayman-built 2-storey home, perched above the Country Hills Golf Course with breathtaking views and exceptional privacy. Featuring 4 spacious bedrooms and a walkout basement, this home offers the perfect blend of elegance, comfort, and convenience for family living.

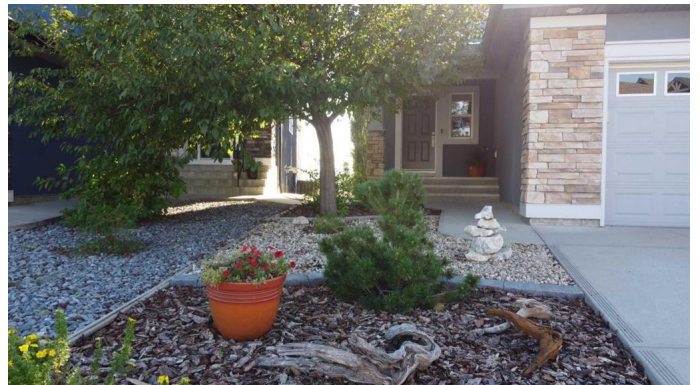
KEY FEATURES:

PRIME LOCATION & SCENIC VIEWS: Sunny southwest exposure. Enjoy incredible views over top the Country Hills Golf Course, the large low-maintenance composite deck is perfect for taking in beautiful sunsets and local wildlife.

WALKOUT BASEMENT WITH KITCHENETTE: The fully finished walkout basement includes a convenient mother-in-law space, ideal for multi-generational living, rental AirBnB or guest accommodations.

EXCEPTIONAL LANDSCAPING & PRIVACY: The property boasts fantastic landscaping, with mature trees providing excellent privacy and creating a peaceful, serene outdoor space.

BRIGHT & OPEN LAYOUT: The main floor features an open layout with an abundance of natural light streaming through triple-pane windows, making it perfect for family gatherings and entertaining.



MODERN KITCHEN & UPGRADES: The chef's kitchen is equipped with quartz countertops, a walk-through pantry with direct access from the garage, and a new Bosch dishwasher (2022). The Samsung washer and dryer were installed in 2023, and the home has been freshly painted within the last two years.

AMPLE STORAGE & FUNCTIONAL DESIGN: The home offers ample storage, a large garage, a sink in the laundry room, and a water-on-demand system for added convenience.

OUTDOOR LIVING & FAMILY FRIENDLY LOCATION: Direct access to bike paths from the backyard, a one-minute walk to the ridge playground, and walking distance to multiple schools (all grades). Families will love the easy lifestyle with kids able to walk to school, and nearby amenities such as Save-On-Foods, Superstore, and Staples within a 5-minute drive.

ADDITIONAL HIGHLIGHTS: Two cozy gas fireplaces, stucco exterior for durability, new door locks and handles, water softener, and easy access to Stoney Trail for quick commutes.

A HOME BUILT FOR FAMILY LIVING

With its incredible golf course views, stunning landscaping with mature trees, and thoughtful upgrades, this Jayman-built home offers a perfect combination of luxury, privacy, and convenience. Don't miss out on this fantastic opportunity to own an incredibly well maintained home in an unbeatable location!

Built in 2009

Essential Information

MLS® #	A2168711
Price	\$1,100,000
Sold Price	\$1,070,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,403
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	170 Panamount Road Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0H8

Amenities

Amenities	Park, Playground, Recreation Facilities, Outdoor Pool
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar, Bookcases
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Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Entrance
Lot Description	Treed, Views, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Reserve, See Remarks, Wedge Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	November 18th, 2024
Days on Market	53
Zoning	R-G
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC Realty
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