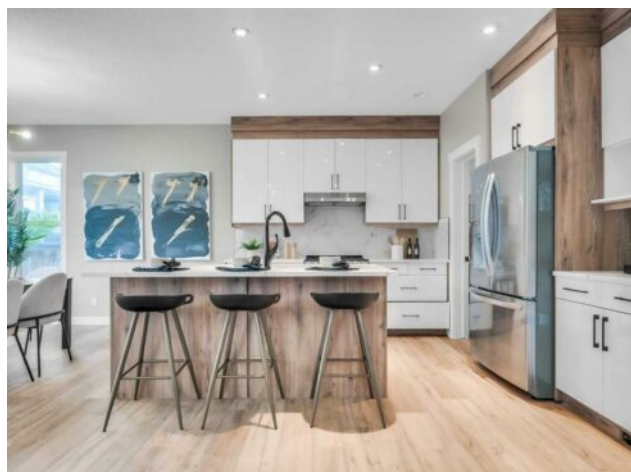


## 198 Panamont Villas NW Calgary, Alberta

MLS # A2281772



# \$799,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills         |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,296 sq.ft.           | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Quartz Counters, Separate Entrance |                   |     |

**Inclusions:** n/a

Welcome to this beautifully fully renovated home offering 2,296 sq ft of developed living space in the desirable community of Panorama Hills. Renovated top to bottom, this home features a brand-new kitchen, brand-new flooring, new carpet, and modern upgrades throughout. The main floor den provides the perfect space for a home office or study, while the open-concept layout is ideal for both everyday living and entertaining. The brand-new kitchen is equipped with new stainless steel appliances, contemporary finishes, and ample cabinetry. Upstairs, you'll find three spacious bedrooms including a very large primary suite with a private ensuite, along with a large bonus room—perfect for a family lounge, media room, or kids' play area. With 3.5 bathrooms, comfort and convenience are built into every level. The separate entrance adds excellent flexibility for extended family, guests, or future income potential. Every detail has been thoughtfully updated, making this a true move-in-ready home. Conveniently located close to schools, parks, shopping, transit, and major roadways.