

**125 Panamount Heath NW**  
**Calgary, Alberta**

**MLS # A2291772**



**\$789,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,319 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Gentle Sloping, Landscaped, No Back Lane, Pie Shaped Lot, Se		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<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>	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, See Remarks, Skylight(s), Vinyl Windows		
<b>Inclusions:</b>	NA		

Tucked away on a quiet cul de sac in the sought after community of Panorama Hills, this beautifully maintained original owner Cardel built home offers over 2300 sq ft above grade plus a professionally developed basement, providing the perfect blend of space, comfort, and functionality for family living. From the moment you enter, the home feels bright and welcoming with 9 foot ceilings and a thoughtful open layout designed for both everyday living and entertaining. A versatile flex room at the front of the home creates the perfect space for a home office, sitting room, or study. The kitchen is the heart of the home, featuring a large island, walk through pantry, and generous cabinetry, all opening to the warm and inviting family room with fireplace where friends and family naturally gather. As you head upstairs, natural light pours in through the skylight above the staircase, creating an airy and open feel. The upper level offers a spacious bonus room with vaulted ceilings, ideal for movie nights or a relaxing family lounge. The primary suite features elegant double door entry, a walk in closet, and a private four piece ensuite, while two additional bedrooms and a full bathroom provide comfortable space for family or guests. The professionally developed basement extends the living space even further, offering a large recreation room, an additional bedroom, and a full four piece bathroom, perfect for guests or a growing family. Lovingly cared for by the original owners, the home also features air conditioning and numerous exterior upgrades including new siding, roof, soffits, eaves, and a new garage door, along with fresh paint and upgraded lighting throughout. Step outside to enjoy the rare pie shaped backyard with sprinkler system, offering extra outdoor space and a large deck perfect for summer evenings and entertaining. Located close to schools, parks, shopping, and major

commuter routes, this home delivers the ideal combination of location, space, and pride of ownership in one of Northwest Calgary's most established family communities.