

**145 Panamount Rise NW**  
**Calgary, Alberta****MLS # A2238508****\$784,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,111 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Designed with growing families in mind, this 2-storey detached home with a fully developed walkout basement offers over 2,900 sq.ft. of comfortable living space in the vibrant, amenity-rich community of Panorama Hills—close to top schools, parks, and shopping! The main level welcomes you with gleaming hardwood flooring throughout, a bright and open-concept layout featuring a spacious Living Room with gas fireplace, Dining area, and a modern Kitchen with quartz countertops, stainless steel appliances, walk-thru pantry, and a center island with eating bar - ideal for both daily living and entertaining. A flex room near the front entrance adds versatility as a home office, reading area, or play space. Step outside to the expansive east-facing deck with glass and aluminum railing, perfect for morning coffee or summer gatherings. Upstairs offers three generously sized bedrooms, including a Primary suite with a 4-piece ensuite featuring a soaking tub and quartz countertops. The large Bonus Room provides the perfect space for movie nights, gaming, or family lounging—all finished with the same rich hardwood flooring found throughout the upper level. A full bath with quartz countertops completes this level. The fully developed walkout basement adds incredible value with a cozy Family Room with a second gas fireplace, a kitchenette with eating area, a fourth bedroom, and a 3-piece bathroom - perfect for guests or multi-generational living. Enjoy outdoor living in the fenced and landscaped east-facing backyard, complete with a covered patio area and mature trees offering ultimate privacy. Additional upgrades include a new roof (2020) and a furnace replaced in 2018. The double attached garage is insulated, offering year-round comfort and additional storage. Located within walking distance to Panorama Hills School, St. Jerome Elementary School,

and Captain Nichola Goddard School, and just minutes from golf courses, parks, playgrounds, shopping, groceries, restaurants, and the Vivo Centre - this home offers the perfect blend of comfort, space, and convenience.