

61 Panamount Hill NW
Calgary, Alberta

MLS # A2218679

\$759,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,397 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: hot tub, shed

Welcome to this exceptional 3-bedroom bungalow in the heart of Panamount Hills, where design meets practical comfort. This lovely residence boasts a versatile floor plan featuring a dedicated home office space perfect for work-from-home or to keep the the files of daily living all in one place. Step inside to discover 9-foot ceilings and premium hardwood flooring throughout, creating an atmosphere of spaciousness and luxury. The gourmet kitchen stands as the home's centrepiece, showcasing custom cabinetry, granite countertops, a functional island for casual dining, and a generously-sized pantry. The gas range is a chef's dream and a brand-new over-the-range microwave oven makes best use of space. The living spaces are thoughtfully appointed with fireplaces on each level, offering warmth and ambiance during Calgary's cooler months. The large windows looking onto the backyard feature remote-control, 2-way blinds for ease of use, light and privacy. Meanwhile, central air conditioning ensures year-round comfort. The convenience of main floor laundry and a central vac system with attachments simplifies everyday living. Retreat to the primary suite featuring a 5-piece ensuite bathroom illuminated by a stunning skylight. All bedrooms offer generous proportions, providing ample space for relaxation and rest and the walk-in closet means there's room for your whole wardrobe. Entertainment flows seamlessly to the outdoors with a spacious deck featuring a covered gazebo and private hot tub—perfect for relaxation or social gatherings regardless of weather. Additional features include dual 40-gallon hot water tanks ensuring uninterrupted supply, useful and elegant storage solutions on the lower level and under the staircase. Smart home cabling throughout means the added security of a hardwired network in your home if you choose. The

brand new roof, eavestrough, garage door and opener add to the appeal of this already beautiful home. Enviably positioned near highly-rated schools, diverse restaurants, a movie Cineplex, public transit routes, shopping, and comprehensive medical amenities. This thoughtfully designed bungalow offers the perfect blend of comfortable living and practical convenience in one of Calgary's most sought-after neighbourhoods.