

# \$955,000 - 109 Panamount Point Nw, Calgary

MLS® #A2210368

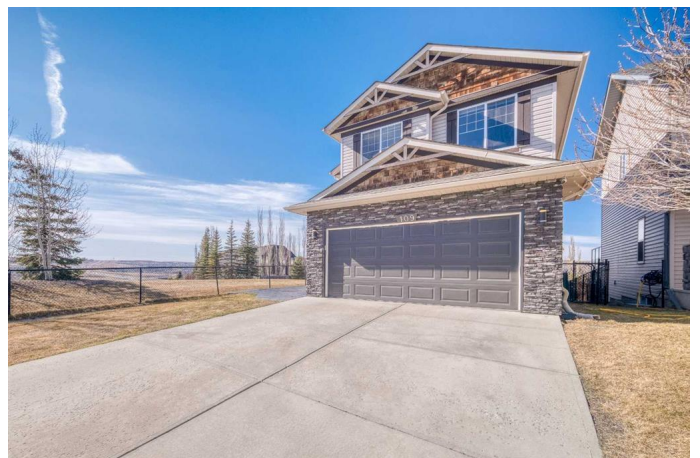
**\$955,000**

4 Bedroom, 4.00 Bathroom, 2,014 sqft

Residential on 0.12 Acres

Panorama Hills, Calgary, Alberta

**\*\*OPEN HOUSE: 1-3 PM SAT Apr 19, 2025\*\*** WOW, LOCATION, LOCATION, LOCATION! Welcome to this beautifully upgraded 4-bedroom, 3.5-bathroom home, perfectly situated on a rare ridge lot in a quiet cul-de-sac, siding onto greenspace with unobstructed panoramic views. This move-in ready, fully developed home offers over 2,500 sq ft of elegant living space, ideal for families looking for comfort, style, and convenience. Enjoy a bright open-concept main floor with 9' ceilings, a cozy gas fireplace, and a chef's kitchen featuring granite countertops, walk-through pantry, and high-end stainless steel appliances, including a Miele 3-piece set, new LG fridge, gas stove, and commercial-style range hood. The sun-filled dining area leads to your brand-new, oversized deck—perfect for relaxing or entertaining. Upstairs offers a spacious bonus room, and a luxurious master suite with double sinks, soaker tub, and separate shower, along with two more generous bedrooms and another full bath. The fully finished basement includes a large rec room and fourth bedroom. Additional highlights: New roof (scheduled this week), Central A/C, New radon mitigation system, New shed for extra storage. Walk to top-rated schools, enjoy nearby trails, and live minutes from shops, restaurants, Vivo Rec Centre, and easy access to Stoney Trail. This is a rare opportunity—a ridge home like this doesn't come often. Book your showing today!



Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210368    |
| Price          | \$955,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,014       |
| Acres          | 0.12        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 109 Panamount Point Nw |
| Subdivision | Panorama Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 0H9                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Parking          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                                    |
| Cooling           | Central Air                                                                                   |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 2                                                                                             |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas Log        |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard |
| Lot Description   | Back Yard, Cul-De-Sac, Lawn, Views         |
| Roof              | Asphalt Shingle                            |
| Construction      | Wood Frame                                 |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 23              |
| Zoning         | R-G             |
| HOA Fees       | 263             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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