



## 264 Panamount Hill Calgary Alberta

\$999,000

Welcome to your dream home! Nestled in a sought-after neighborhood, this exquisite property on the top of the hill with a walkout basement offers stunning views and unparalleled convenience, being just minutes walking distance from all essential amenities including schools, fitness centers, major shopping centers including grocery, hardware, vehicle maintenance, library, skating, transit entertainment, and restaurants. This is the perfect home for your family to have an active, healthy lifestyle. Step inside to discover a beautifully remodeled kitchen perfect for culinary adventures. Flooring in the lobby on the main floor and kitchen has also been updated with kitchen remodeling. The open-to-above with 9-foot ceiling design fills the house with natural light and adds to the home's modern charm. Enjoy year-round comfort with the central air conditioning and heating system. It also has a new roof, gutters, garage door installed in September 2024, newer furnace, two water heaters, water softener, and central vacuum. The oversized attached garage parks two cars very comfortably and three cars can be parked on the driveway. This spacious layout features a family room, living room, dining area, versatile office/den, half washroom, and laundry on the main floor with access to a huge deck with stunning views. Second floor has four bedrooms and two full bathrooms. The large master bedroom and the nook are an excellent place to relax and enjoy spectacular views. A fully finished ILLEGAL walk-out basement unit (all permits available on request) provides two additional bedrooms and full bathroom, ideal for guests or extended family. Large backyard garden is filled with raspberries, strawberries, and other amazing plants. Don't miss the chance to own this exceptional home in a prime location. Schedule your viewing today and experience all the comfort and elegance this property...

Primary Bedroom 17.17 Ft x 14.83 Ft

5pc Bathroom 9.25 Ft x 11.08 Ft

Bedroom 10.92 Ft x 14.67 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Bedroom 11.92 Ft x 11.92 Ft

Bedroom 10.00 Ft x 10.00 Ft

4pc Bathroom 10.50 Ft x 5.00 Ft

Bedroom 11.33 Ft x 14.08 Ft

Living room 13.42 Ft x 16.25 Ft

Family room 15.00 Ft x 17.17 Ft

Office 10.67 Ft x 9.00 Ft

Dining room 11.00 Ft x 8.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Sunroom	10.92 Ft x 7.50 Ft	Kitchen	5.75 Ft x 10.50 Ft
Bedroom	9.75 Ft x 10.00 Ft	2pc Bathroom	4.50 Ft x 4.67 Ft
Other	29.92 Ft x 13.83 Ft		