



# 174 PANAMOUNT Rise Calgary Alberta

\$739,500

Welcome to this fantastic immaculate family home in a well sought after family oriented neighbourhood being the perfect place to raise your kids! This beautiful total 4 bedroom home is on a quiet street backing onto a walking/bike path. Literally only a 5 minute drive to all sorts of major stores and small boutiques. The landscaping is beautiful low maintenance. The recently installed curbs around the trees and bed give a beautiful finish to the yard. The huge lilac bush adjacent to the spacious covered rear deck and bricked large patio gives off a sweet aroma in the spring and lots of shade for the balance of the summer months. Inside, the spacious main foyer, you will notice the gleaming wide plank hardwood floors throughout the main floor. The good sized office is close to the front door so if you work from home and have occasional business visitors, they have direct access to your office. Beyond the office is the gleaming kitchen filled with 2 year old stainless steel appliances! There is tons of food prep space and a unique island that provides opportunity to chat with the chef while preparing a snack or meals. The corner fireplace open to the kitchen, eating area and family room will add a feeling of coziness during those chilly fall and winter days. The huge window in the family room combined with the large sliding patio doors, lets in lots of light even on cloudy days. Back inside, the 2 piece main floor washroom has a unique feature barn board wall adding a sense of coziness. Upstairs, there is the large bonus room perfect for family living and the laundry room with custom cupboards has plenty of storage. The 4 piece main bath is finished with tile flooring and a huge mirror. Both secondary bedrooms are a good size and have large windows giving ample light. The huge primary bedroom has plenty of room for a king bed and the walk in closet has awesome custom...

Primary Bedroom 17.08 Ft x 11.08 Ft

Bedroom 10.75 Ft x 9.42 Ft

Bedroom 10.67 Ft x 9.42 Ft

Bonus Room 13.00 Ft x 13.00 Ft

Laundry room 7.00 Ft x 5.67 Ft

4pc Bathroom 10.00 Ft x 4.92 Ft

3pc Bathroom 12.33 Ft x 5.17 Ft

Kitchen 17.00 Ft x 11.00 Ft

Breakfast 14.83 Ft x 10.00 Ft

Other 11.58 Ft x 8.75 Ft

Living room 12.00 Ft x 12.00 Ft

Foyer 7.25 Ft x 7.17 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

5pc Bathroom 10.00 Ft x 7.92 Ft  
Family room 16.92 Ft x 11.33 Ft  
Bedroom 11.33 Ft x 8.50 Ft

Other 7.08 Ft x 4.42 Ft  
2pc Bathroom 7.08 Ft x 5.25 Ft