

240 Panamound Lane NW
Calgary, Alberta

MLS # A2230534



\$699,900

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|------------------|--|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,712 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, See Remarks | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: n/a

Welcome to this charming and move-in-ready 5-bedroom home in the heart of Panorama Hills, featuring a sunny south-facing backyard and a long list of recent updates. Major improvements include new shingles (2024), furnace (2021), central A/C, fresh paint throughout, finished basement (2018), and newer dryer, washer, stove, and fridge. The main floor boasts an open-concept layout with a bright kitchen, dining area, and cozy living room centered around a corner fireplace. Upstairs offers 3 beautiful bedrooms and a spacious bonus room with vaulted ceiling—ideal as a retreat, playroom, or home office. The fully finished basement adds 2 additional bedrooms and a full bathroom, providing versatile space for extended family or guests. Lovingly maintained by the same owner since 2006, this pet-free, smoke-free home also features a backyard oasis with blooming crabapple and valentine cherry trees, a children's play area, and ample room for gardening or outdoor entertaining. Conveniently located within walking distance to St. Jerome, Panorama Hills School, and Captain Nicola Goddard School, this home is a true gem in a vibrant, family-friendly community. Call your favourite Realtor today to book a private showing!