

**266 Panamount Close NW**  
**Calgary, Alberta**

**MLS # A2232664**



**\$789,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,060 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, No Smoking Home, Pantry, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** None

Welcome to the Home You've Been Waiting For! This beautifully maintained and thoughtfully upgraded 4-bedroom home is tucked away on a quiet cul-de-sac in the sought-after and amenity-rich community of Panorama Hills. Backing onto serene green space, this property offers both privacy and a peaceful natural setting - perfect for relaxing evenings or family gatherings. From the moment you step inside, you're greeted with high part ceilings, a welcoming dining room and an airy layout that instantly feels like home. The chef-inspired kitchen features quartz countertops throughout the home (yes, even in all the bathrooms!), stainless steel appliances, a corner pantry, and a breakfast bar that invites conversation over morning coffee or evening wine. The main floor also offers a spacious front office for work-from-home days, a cozy high-part living room flooded with natural light, and a dedicated dining area that makes entertaining a breeze. Upstairs, the primary bedroom retreat is a peaceful escape, featuring a beautiful sunroom, a walk-in closet, and a luxurious en-suite complete with a soaker tub, quartz counters, and a glass walk-in shower with two seats. Two generously sized bedrooms easily fit full bedroom sets - perfect for growing kids or stylish guest rooms. The fully finished basement extends your living space with a large rec room, a fourth bedroom, and a spa-inspired bathroom - ideal for guests or multigenerational living. Major updates include a high-efficiency furnace, hot water tank, air conditioning, radon mitigation system (2020), kitchen appliances (2021), new washer and drier (2022), new sinks and faucets (2022), modern knockdown ceiling throughout (2022) new Malarkey Vista Class 4 shingles (2025), eaves and downspouts (2025), and new vinyl siding and outdoor lights (2025). Everything has already been taken care of, so you

can simply move in and enjoy. Step outside into your backyard oasis - fully fenced and spacious, facing green space, offering the perfect backdrop for slow, sunny mornings with coffee and eventful evenings hosting friends or chasing sunsets. Whether you're dreaming of a future garden, firepit hangouts, or a play space for the kids, this yard has room for it all. All this is just minutes from pathways, playgrounds, schools, Panorama Community Centre, shopping, Vivo Recreation Centre, restaurants, T&T Supermarket, Superstore and easy access to major routes for a quick commute. This home offers the perfect blend of comfort, style, and location.