

# \$777,900 - 266 Panamount Close Nw, Calgary

MLS® #A2232664

**\$777,900**

4 Bedroom, 4.00 Bathroom, 2,060 sqft

Residential on 0.11 Acres

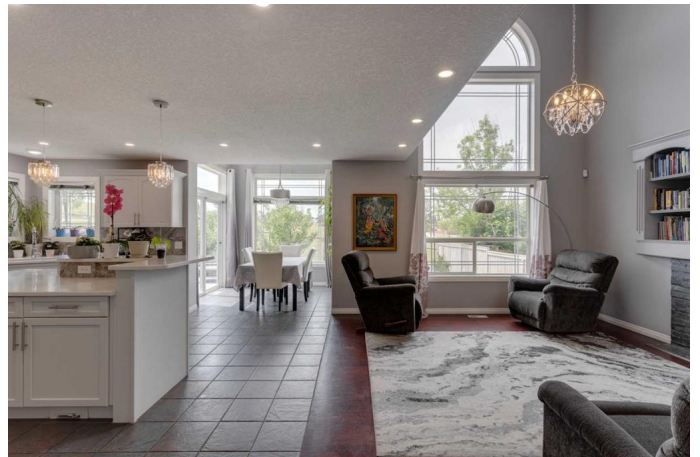
Panorama Hills, Calgary, Alberta

Welcome to the Home Youâ€™ve Been Waiting For! This beautifully maintained and thoughtfully upgraded four-bedroom plus office home on a quiet cul-de-sac in the amenity-rich community of Panorama Hills. Backing onto green space, it offers a rare combination of privacy and a peaceful natural setting.

As you step inside, youâ€™re greeted by soaring ceilings, a welcoming formal dining room, and a bright, open layout that instantly feels like home. The chef-inspired kitchen is a true highlight, featuring quartz countertops throughout the home - along with stainless steel appliances, a corner pantry, and a breakfast bar that naturally becomes the heart of conversation, whether over morning coffee or evening wine.

The main floor also includes a spacious front office, ideal for working from home, and a cozy living room bathed in natural light, enhanced by the high-part ceiling design.

Upstairs, the primary bedroom is a peaceful retreat with a beautiful sunroom, a generous walk-in closet, and en-suite bathroom complete with a soaker tub, quartz counters, and a glass walk-in shower with dual seating. Two additional upstairs bedrooms are roomy enough to comfortably accommodate full bedroom sets, making them ideal for growing children or stylish guest rooms.



The fully finished basement expands your living space even further, offering a large recreation room, a fourth bedroom, and a spa-inspired bathroomâ€”perfect for guests, extended family.

This home has been extensively updated to give you peace of mind and move-in readiness. Major updates include a high-efficiency furnace (2016), hot water tank (2016), and central air conditioning (2016). All kitchen appliances were replaced (2021), followed by a new washer and dryer (2022), modern sinks and faucets, knockdown ceilings, and updated lighting (2022). Most recently, in 2025, the home received Malarkey Vista Class 4 shingles, new eaves and downspouts, updated vinyl siding, and outdoor lighting - ensuring both style and durability for years to come.

Step outside into your fully fenced backyard that opens directly to green space. Whether you're sipping your coffee on a quiet morning or gathering with friends around the firepit in the evening, this outdoor area offers a perfect balance of functionality.

Located just minutes from the Panorama Community Centre, shopping, Vivo Recreation Centre, restaurants, T&T Supermarket, Superstore, playgrounds, and schools, this home brings together the perfect blend of comfort, style, and location.

Built in 2001

**Essential Information**

MLS® #	A2232664
Price	\$777,900
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,060
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	266 Panamount Close Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5P6

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Backs on to Park/Green Space

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	262
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.