



**378 Panamount Drive NW
Calgary, Alberta**

MLS # A2295063



\$769,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Corner Lot, Corners Marked, Garden, Gazebo, Irregular Lot, Land		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Laminate Counters, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wired for Data, Wired for Sound		

Inclusions: Central Vac, Shed, Hot Tub, outdoor fireplace, Security system

Beautiful 3 bedroom, 2.5 bathroom two-storey home in the wonderful community of Panorama Hills, perfect for a young family. The main floor features a bright, open layout that blends function and style, with both the living room and kitchen looking out onto a massive backyard with over 30 trees and a huge lawn—this is a must see. The kitchen includes a fridge, stove, dishwasher, microwave, and wine fridge, along with a welcoming breakfast nook. Just off to the side is an exceptional pantry, leading to a large washer and dryer conveniently positioned for everyday use. Step outside to an incredible outdoor space featuring a big deck, a hot tub, a shed, and a stunning outdoor fireplace—perfect for evenings with friends and family. The yard offers exceptional room for kids to play, a dog to run freely through the trees, and endless opportunities to enjoy the outdoors in total privacy. A double attached garage plus a large front parking pad provide excellent convenience and parking flexibility. The upper level includes a spacious bonus room overlooking the front of the home, leading to three comfortable bedrooms. The primary suite features its own ensuite and a walk-in closet. The lower level adds even more usable space with a large recreation room ideal for a pool table or entertainment, along with a second room that is prewired for sound—and the entire house is prewired for sound, offering seamless audio potential throughout. Panorama Hills offers exceptional community amenities, including an outdoor park with a spray park, multi-use sport court (tennis/volleyball), basketball courts, children’s playground, and gazebos. Nearby, you’ll also find Vivo for Healthier Generations with swimming pools, arenas, and a full fitness centre, as well as the Country Hills Golf Club, making this location ideal for active families and recreation lovers.