



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**338 Panamount Drive NW  
Calgary, Alberta**

**MLS # A2302756**



**\$744,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,148 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, French Door, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar		

**Inclusions:** n/a

Welcome to this spacious and beautifully maintained family home in sought-after Panorama Hills! Offering a total of 5 bedrooms and 3.5 bathrooms, this home has room for everyone. The main floor features a bright and open layout with both a formal living and dining room, plus a den ideal for a home office or study space. The renovated kitchen is the heart of the home &mdash; boasting gleaming white cabinetry, quartz countertops, a large island, and stainless steel appliances including a wall oven. It opens to a cozy breakfast nook, perfect for casual family meals. Upstairs, you&rsquo;ll find 4 generously sized bedrooms, including the primary suite with a walk-in closet and 4-piece ensuite. The fully developed lower level offers a large recreation room with a wet bar, an additional bedroom, and a full bathroom &mdash; ideal for guests or teens. Enjoy the outdoors in the big backyard, with plenty of space for kids to play and summer entertaining. Located close to schools, parks, and all the amenities Panorama Hills has to offer, this is the perfect place for a growing family to call home!