



**502 Panamount Boulevard NW  
Calgary, Alberta**

**MLS # A2303669**



**\$749,900**

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills              |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | 2 Storey                    |               |                   |
| <b>Size:</b>     | 2,177 sq.ft.                | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 4                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached      |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                   |               |                   |
| <b>Lot Feat:</b> | Landscaped, Rectangular Lot |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |                   |     |
| <b>Inclusions:</b> | N/A   |                   |     |

Watch your kids walk to schools! Welcome to this beautifully updated 3+1 bedroom, 3.5 bath home in the sought-after community of Panorama Hills, offering a fully finished basement, air conditioning, and over 3,200 sq ft of developed living space with exceptional upgrades throughout—perfect for growing families. Step onto the welcoming front porch and into a bright 2-storey foyer. One of the standout features of this home is the no-carpet design, with durable vinyl plank flooring (2022) throughout the main and upper levels, creating a clean, modern, and low-maintenance lifestyle. Continue into the sunny South-facing formal Living and Dining room combination, ideal for entertaining. The heart of the home features an open-concept layout with a recently renovated (2022) white Kitchen showcasing a quartz centre island, stainless steel appliances, stylish tile backsplash, and corner pantry. The bright Family room with gas fireplace and adjacent Breakfast nook flow seamlessly together, with access to the large full-width deck—perfect for indoor-outdoor living. A main floor finished with a Den offers a convenient home office or study space. On the upper level, the spacious Primary bedroom provides a relaxing retreat with a walk-in closet and spa-inspired 5-piece ensuite featuring double vanity, soaker tub, and separate shower. Two additional well-sized bedrooms share a 4-piece bathroom. The fully finished basement expands your living space with a large Recreation room, kitchenette, and a 4th bedroom with cheater access to a full bathroom—ideal for guests, extended family, or flexible use. Step outside to your fully fenced and landscaped backyard with storage shed and a generous deck, perfect for barbecues, gatherings, or relaxing outdoors. Recent upgrades provide peace of mind, including new roof, fascia, siding, and gutters

(2025), fresh paint on main and basement, and updated appliances such as stove (2025), fridge (2024), hood fan (2025), washer (2025), and dryer (2021). Additional highlights include air conditioning, and furnace & duct cleaning (2026). Located in family-friendly Panorama Hills, this home is just steps from St. Jerome Elementary and Panorama Hills School, and close to parks, playgrounds, Vivo Recreation Centre, shopping at Country Hills Town Centre, dining, transit, and major routes including Stoney Trail and Country Hills Boulevard. This is a rare opportunity to own a beautifully updated home in one of NW Calgary's most desirable communities.