



GRASSROOTS
REALTY GROUP

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338 Panamount Drive NW
Calgary, Alberta

MLS # A2326109



\$725,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,127 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, French Door, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: None.

Welcome to 338 Panamount Drive NW, an exceptional opportunity to own a beautifully updated family home in the heart of Panorama Hills. Priced competitively for the neighbourhood, this spacious home offers outstanding value with 5 bedrooms, 3.5 bathrooms, and over three levels of functional living space designed for today's growing family. The bright main floor features a thoughtfully designed layout with formal living and dining areas, a versatile den ideal for a home office, and a stunning custom kitchen renovation featuring modern finishes, soft-close cabinetry, ample storage, generous counter space, and a large island that serves as the heart of the home. Large windows fill the kitchen and living room with natural sunlight, while the beautifully landscaped backyard creates the perfect setting for relaxing or entertaining. Fresh paint and brand-new carpeting throughout make this home completely move-in ready. Upstairs offers four generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and private 4-piece ensuite. The fully finished basement adds incredible flexibility with a large recreation room which was a previous theatre room, featuring a wet bar, a fifth bedroom, and a full bathroom, ideal for entertaining, teenagers, guests, or multi-generational living. Location is where this home truly shines. Families will appreciate being just minutes from excellent schools including Panorama Hills School, Buffalo Rubbing Stone School, Captain Nichola Goddard School, and Notre Dame High School. Enjoy nearby parks, playgrounds, walking paths, and the Panorama Hills Community Centre, while everyday conveniences are just around the corner at Panorama Hills Centre, Gates of Panorama, and Country Hills Town Centre, offering grocery stores, restaurants, cafés, fitness facilities, banking, medical services,

and a wide variety of shopping. A bus stop is conveniently located nearby, making transit simple, while quick access to Stoney Trail and Deerfoot Trail provides an easy commute anywhere in Calgary. Offering exceptional space, quality renovations, abundant natural light, a beautifully updated custom kitchen, and an unbeatable family-friendly location close to schools, shopping plazas, parks, and transit, this is a home you won't want to miss.