

**378 Panamount Drive NW**  
**Calgary, Alberta**

**MLS # A2295063**



**\$769,000**

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

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.