

**70 Panamount Road NW
Calgary, Alberta**

MLS # A2318495



\$880,000

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|------------------|---|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,196 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Few Trees | | |

| | |
|--------------------|-----------------------------------|
| Heating: | In Floor, Forced Air, Natural Gas |
| Floors: | Carpet, Ceramic Tile, Laminate |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Wood Frame |
| Foundation: | Poured Concrete |
| Features: | See Remarks, Separate Entrance |

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|-------------------|-----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-G |
| Utilities: | - |

Inclusions: n/A

Welcome to 70 Panamount Road NW — a beautifully positioned walk-out two-storey in the heart of Panorama Hills, backing directly onto expansive green space with serene, unobstructed views and no rear neighbors to interrupt the setting. Perfectly placed on an interior lot, this exceptional home offers the rare combination of privacy, natural outlook, and family-friendly convenience. From the moment you step inside, the home impresses with a bright, open-concept floorplan designed for both everyday comfort and effortless entertaining. Large windows draw in natural light throughout the day, while the rear of the home captures the beauty of the landscape beyond — an ideal backdrop for quiet mornings, family gatherings, and everything in between. Imagine sipping your coffee as the sun rises over the green space, filling the home with warmth and setting the tone for the day. Offering over 2,100 + 650 sq. ft. of living space, this spacious residence features a thoughtfully designed two-storey layout with generous principal rooms, comfortably sized bedrooms, and a seamless flow between living, dining, and kitchen spaces. Whether you're hosting guests or enjoying a relaxed evening at home, the layout balances openness with functionality in all the right ways. The fully developed walk-out basement adds an entirely new dimension of living space and is a standout feature of the home. Beautifully finished with high-end touches, it provides incredible flexibility for entertaining, multigenerational living, or a private retreat for guests. With direct access to the backyard and green space beyond, the lower level feels bright, welcoming, and connected to the outdoors. Outside, the setting is simply outstanding. Backing onto an athletic field and open green space, the home enjoys a sense of openness rarely found in the city. The backyard becomes an

extension of the lifestyle this property offers — room to unwind, room for kids to play, and room to enjoy the changing seasons from a peaceful, scenic vantage point. Built in 2008, this detached home also features a double attached garage and sits on a 475 sq. m. lot, delivering the space and practicality today’s buyers are looking for. Located in one of northwest Calgary’s most sought-after family communities, you’ll enjoy close proximity to schools, parks, pathways, shopping, restaurants, recreation, and convenient access to major routes. If you’ve been searching for a home that combines views, space, a walk-out basement, upscale finishes, and an open-concept design in a prime Panorama Hills location, 70 Panamount Road NW is a rare opportunity not to be missed.