# \$1,070,000 - 61 Panorama Hills Manor Nw, Calgary

MLS® #A2207092

# \$1,070,000

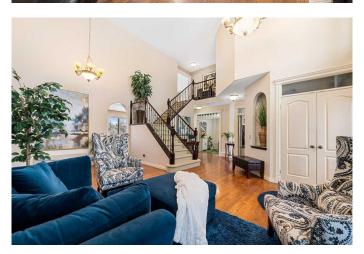
4 Bedroom, 4.00 Bathroom, 2,383 sqft Residential on 0.12 Acres

Panorama Hills, Calgary, Alberta

Fantastic 2 storey WALKOUT backing the 5th hole of the Country Hills Golf Course! The perfect balance of peace and tranquility mixed with convenience to shops just minutes away. Upon entering the home, you are welcomed by an airy open to below living room. Through to the kitchen, dining, and family room you see the serene views through the large south facing windows. The main level includes a separate office, updated mud room and laundry, and a half-bathroom. Heading upstairs you will find the large MASTER retreat with 2 WALK-IN CLOSETS and a 5-piece ensuite bath with a SOAKER TUB, and dual vanity sinks. Two more generous size bedrooms and a 4-piece bath complete the upstairs level. Down to the fully finished WALKOUT basement with 9' ceilings, a 4-piece bathroom and spacious bedroom. Complete with a living space and KITCHENETTE for guests to enjoy with their own separate entrance. This well cared for home has had many updates in recent years. NEW windows on the front side of the house (2023/2024), exterior doors (2024), tankless HWT (2019), Furnace reconstructed with all new components (2024), NEW washer and dryer (2024), NEW roof (2022), NEW basement carpet (2022), A/C unit (2015). Heated garage is a bonus for the winter months. Great proximity to all major amenities, schools, and major roads. Don't miss the opportunity to make this home yours!







## **Essential Information**

MLS® # A2207092 Price \$1,070,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,383 Acres 0.12 Year Built 2000

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 61 Panorama Hills Manor Nw

Subdivision Panorama Hills

City Calgary
County Calgary
Province Alberta
Postal Code T3K 5K7

#### **Amenities**

Amenities Clubhouse, Park, Playground, Colf Course

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features High Ceilings, Open Floorplan

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator,

Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Walk-Out, See Remarks

## **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 3rd, 2025

Days on Market 2

Zoning R-G

HOA Fees 100

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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