

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

MLS® #A2207092

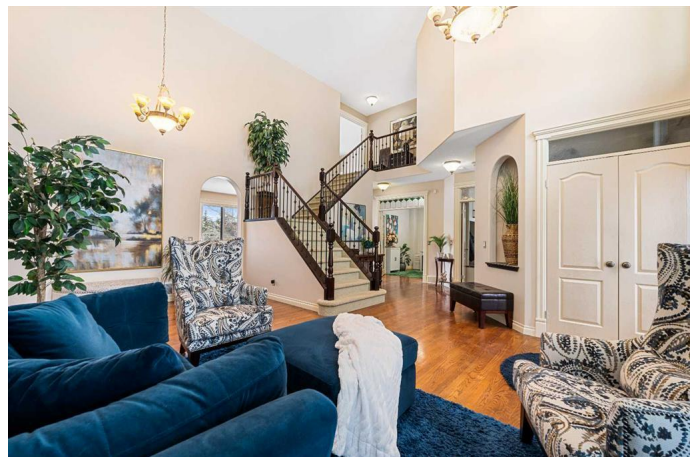
**\$1,070,000**

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!



Built in 2000

## 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, Golf 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	1
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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