

\$739,900 - 32 Panorama Hills Manor Nw, Calgary

MLS® #A2213477

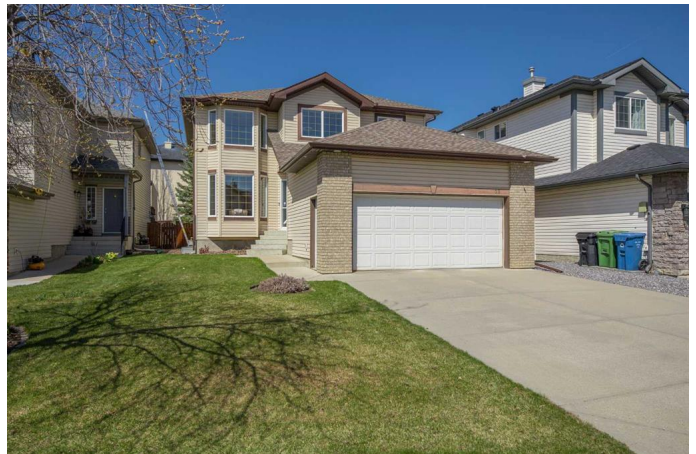
\$739,900

3 Bedroom, 3.00 Bathroom, 1,775 sqft

Residential on 0.12 Acres

Panorama Hills, Calgary, Alberta

**** OPEN HOUSE: Sunday, May 04 at 3:00-5:00pm **** Pride of ownerships shines in this immaculate, family perfect 3-bedroom, 2.5 bath home in a quiet, established neighbourhood just steps from a beautiful golf course, walking paths and close to schools, shopping, movie theatres, and recreational facilities. The spacious front foyer with soaring ceilings welcomes you into a bright living room with oak hardwood and slate tile flooring. The well-appointed kitchen features granite countertops and an induction range, seamlessly connecting to a cozy family room with a gas fireplace, perfect for family gatherings, and a spacious adjoining dining area. The main floor also includes a laundry room and numerous mechanical upgrades including, newer central air conditioning and furnace, hot water on demand, a water softener and humidifier. The carpets throughout have been professionally cleaned, and the roof shingles are being replaced. Enjoy outdoor living in the fully landscaped and fenced backyard, complete with a large composite deck (with natural gas hookup), a fire pit, mature trees for added privacy, and a full sprinkler system. Upstairs offers a spacious primary bedroom with walk-in closet, a jetted tub and skylight in the ensuite, plus two good size additional bedrooms and a full bathroom complete the upstairs. The double attached garage is finished and painted and the basement, with it's two large windows, awaits your ideas for future development. A



rare opportunity in an unbeatable location!

Built in 2000

Essential Information

MLS® #	A2213477
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,775
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	32 Panorama Hills Manor Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5K6

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings,

	Humidifier
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Family Room
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Yard, Landscaped, Private, See Remarks, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	55
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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