

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

MLS® #A2213477

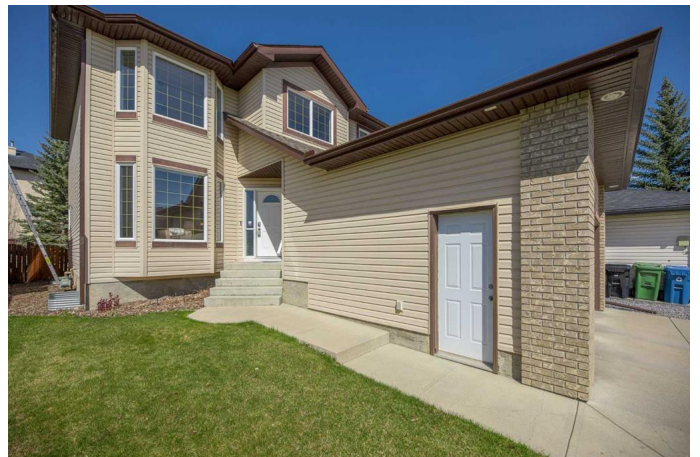
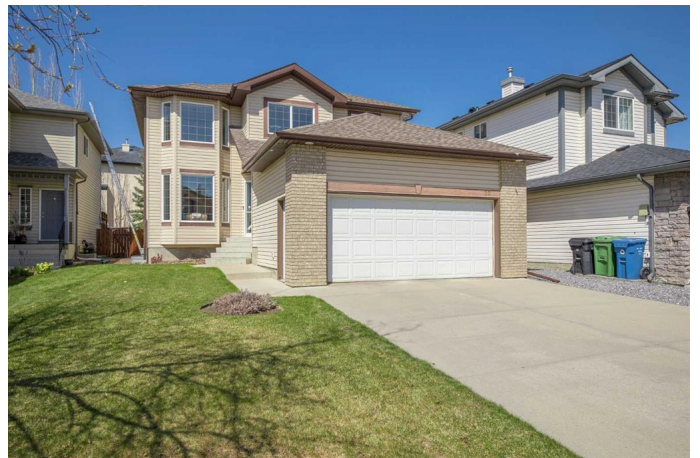
**\$739,900**

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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