

# **\$719,900 - 32 Panorama Hills Manor Nw, Calgary**

MLS® #A2213477

**\$719,900**

3 Bedroom, 3.00 Bathroom, 1,775 sqft

Residential on 0.12 Acres

Panorama Hills, Calgary, Alberta

Pride of ownership shines in this immaculate, family-perfect 3-bedroom, 2.5-bath home located in a quiet, established neighborhood just steps from a beautiful golf course, walking paths, and close to schools, shopping, movie theaters, and recreational facilities. The spacious front foyer with soaring ceilings welcomes you into a bright living room featuring oak hardwood and slate tile flooring. The well-appointed kitchen boasts granite countertops and an induction range, seamlessly connecting to a cozy family room with a gas fireplace, ideal for family gatherings, along with 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 a 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, you will find a spacious primary bedroom with a walk-in closet, a jetted tub and skylight in the ensuite, and two additional good-sized bedrooms along with a full bathroom completing the upstairs. The double-attached garage is finished and painted, and the basement, with its two large windows, awaits your ideas for future development. A rare opportunity in an



unbeatable location!

Built in 2000

### Essential Information

MLS® #	A2213477
Price	\$719,900
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), Walk-In Closet(s), Tankless Hot Water
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	Family Room, Gas, Mantle
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	10
Zoning	R-G
HOA Fees	55
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.