

32 Panorama Hills Manor NW Calgary, Alberta

MLS # A2213477



\$719,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,775 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Private, See Remarks, Treed, Underground Sprinkler		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Slate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: None, Unfinished

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

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)

Inclusions: n/a

* OPEN HOUSE: Saturday, May 17 at 3:00-5:00pm * 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!