

\$1,000,000 - 187 Panorama Hills Road Nw, Calgary

MLS® #A2089223

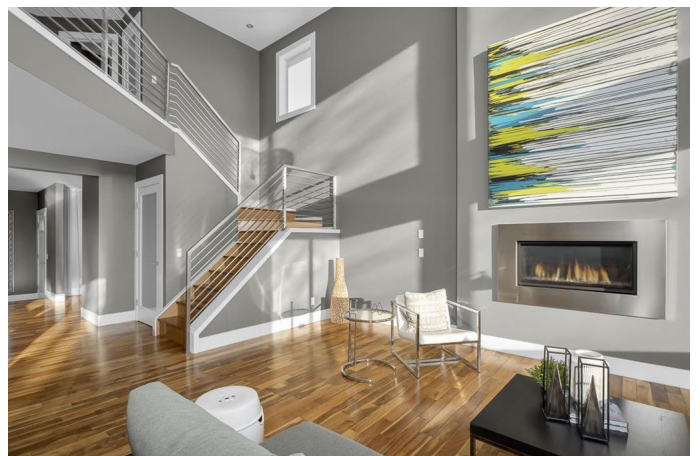
\$1,000,000

3 Bedroom, 4.00 Bathroom, 1,970 sqft

Residential on 0.11 Acres

Panorama Hills, Calgary, Alberta

This one-of-a kind home in Panorama Hills Estates is full of designer upgrades and luxurious elements that will take your breath away. Backing onto Country Hills golf course, this property includes captivating year-round scenery and timeless finishings. The entire home, including the exterior, underwent a contemporary renovation in 2011 with no detail spared. Upon entering you are welcomed by an open concept den ideally set-up as a bright office space. Off to the right is the laundry and mudroom, which includes tons of storage and directly connects to the double attached garage. The adjacent powder room is adorned with stylish wallpaper sure to impress visitors. Continuing on into the expansive main living space you will note Brazilian walnut hardwood floors, tasteful pops of colour, custom-fit window coverings, and modern light fixtures. An open to below feature with 18 ft ceilings transforms this great room into a grand space for hosting, with a sophisticated stainless steel railing, linear gas fireplace, and enviable views of the golf course through the floor to ceiling windows. The gourmet kitchen is filled with high-end integrated appliances and cabinetry that maximizes storage and organization, including a drawer microwave, double drawer dishwasher, and marble slab backsplash. Access the private deck with an automated retractable awning through the dining area and enjoy magnificent views overlooking Downtown Calgary, the rolling foothills and even the Rocky Mountains. Upstairs is the



primary retreat, which includes a giant walk-in closet and a 5 piece ensuite. The large secondary bedroom has built-in closet organizers and is next to another private 4 piece bathroom. All tiled floors within the home are heated for the ultimate pampering experience. Downstairs is fully carpeted, featuring a large living/rec room that can be adapted to fit any lifestyle. Another large bedroom is located on this level, along with an additional 4 piece bathroom. Finally, the spacious private office has a separate entrance and is the perfect inclusion for anyone running their own at-home business. It could also be easily converted into an additional sizeable bedroom. The convenient walk-out allows you to access the south-facing backyard, which includes a stone fire pit feature, beautiful mature trees and professional landscaping. The recently upgraded rubberized driveway makes for low maintenance shovelling in winter months. Further details that truly make this home exceptional are the fully wired home security and speaker systems, central air-conditioning, efficient LOW-E windows, and vacuflow system with toe sweeps in the kitchen and all bathrooms. Favourably located nearby lots of amenities and entertainment options in both Panorama and Country Hills, this home is also walking distance to a number of greenspaces, parks and pathways, with quick access to Country Hills Blvd, 14 St, Stoney and Deerfoot Trail. Step into unrivalled elegance like you've never seen before.

Built in 2002

Essential Information

MLS® #	A2089223
Price	\$1,000,000
Sold Price	\$923,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,970
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	187 Panorama Hills Road Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5L3

Amenities

Amenities	Park, Parking, Playground, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Insulated, On Street

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Smart Home, Walk-In Closet(s)
Appliances	Built-In Electric Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Awning(s), Fire Pit, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Street Lighting, Underground Sprinklers, On Golf Course, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 23rd, 2023
Days on Market	22
Zoning	R-1
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
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