

\$810,000 - 93 Panorama Hills Grove Nw, Calgary

MLS® #A2146674

\$810,000

3 Bedroom, 3.00 Bathroom, 1,533 sqft

Residential on 0.16 Acres

Panorama Hills, Calgary, Alberta

Welcome to this immaculately maintained home located on a quiet cul-de-sac in Panorama Estates. This home is designed with the unique opportunity to age in place without sacrificing space or convenience. Highlights include spacious main floor living, access to walking paths, and an incredible golf course out your back door. The main floor layout has 13 foot vaulted ceilings, a skylight that floods the centrally located kitchen with natural light, and a wonderful southwest facing balcony that offers a private, elevated vista of Nose Hill Park and the surrounding golf course. Enjoy your spacious island in a kitchen that offers abundant counter space, convenient corner pantry storage, and updated stainless steel appliances. Connected to the kitchen is a breakfast nook, and adjacent is the formal dining room that's perfect for hosting friends and family on those big occasions. The focal fireplace is surrounded by large windows and a vaulted ceiling, making the living room a comfortable and open space to spend time relaxing. The primary bedroom features an updated 5-piece en-suite that includes a double vanity, soaker tub, and glass walk in shower. Rounding out the primary space is a very functional walk-in closet. The upstairs also features an additional bedroom with adjacent 4-piece bath, and a laundry area with plenty of storage and cabinetry. The bright, fully finished walk-out basement features 9 foot ceilings, cozy in-floor heating, recreation space, and the storage



area of your dreams located within the utility room. An extra bedroom and 4-piece bath allows you to welcome guests with ease. Enjoy easy access to your large deck, and low maintenance yard featuring established perennials and mature trees. Recent updates include: central A/C (2021), Poly-B removed (2021), new garage door + opener (2021), appliances (~2019), hot water tanks x2 (2018), roof shingles (2017), en-suite bathroom renovation (2016).

Built in 1997

Essential Information

MLS® #	A2146674
Price	\$810,000
Sold Price	\$790,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,533
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	93 Panorama Hills Grove Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4S1

Amenities

Amenities	Park, Playground
Parking Spaces	4

Parking	Double Garage Attached
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Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Close to Clubhouse, Cul-De-Sac, Greenbelt, No Neighbours Behind, Underground Sprinklers, Pie Shaped Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 30th, 2024
Days on Market	25
Zoning	R-1
HOA Fees	55.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty
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