

# \$1,025,000 - 52 Panorama Hills Heights Nw, Calgary

MLS® #A2164544

**\$1,025,000**

4 Bedroom, 5.00 Bathroom, 2,880 sqft

Residential on 0.12 Acres

Panorama Hills, Calgary, Alberta

This exceptional family home has architectural detail and quality you simply can't find in today's plain cookie-cutter houses. If you've been waiting for something special, you owe it to yourself to view this lovingly cared-for and beautifully updated home. The kitchen is a knockout with an extra-long wall of high-quality as-new cabinetry, appliances from Kitchen-Aid (including the built-in oven and brand new fridge), Viking (gas range and second oven), and Bosch dishwasher, as well as heated floors. While you're here, look up! The pendant lights hang from the 2nd-floor ceiling, with light beaming in from transom windows above. Please take note of the gorgeous updated designer lighting throughout! And the windows! They are extra-large and strategically placed by the architect for both beauty and function, with sunlight pouring in throughout the home and views all around, including the ravine across the street (easy access to walking paths—check it out). Other features on the main floor include a renovated office at the front entry, two separate dining areas, curved walls, flawless hardwood, and a super-comfortable living room with gas fireplace and extensive built-ins. Take the curved stairway (with wrought iron railing) upstairs to view three spacious bedrooms and a massive bonus room with soaring cathedral ceiling and gas fireplace. All the flooring upstairs is either hardwood or new high-quality carpeting. A two-way fireplace separates the



extra-large primary bedroom from the recently updated luxurious ensuite with a deep soaker tub, large separate shower, and double vanities. The main bathroom has also been updated, and one of the kids bedrooms has a 2-pc ensuite. The walk-out basement with in-floor heating has another updated full bathroom, 4th bedroom, and a huge recreation area with more built-ins! The backyard is an oasis with stunning mature landscaping and backing onto a pathway leading to a playground. Patio is roughed-in for a hot tub if desired. Even the garage is special: massively oversized, finished and heated, with tons of upper storage. Easy to drive in and out with the curved driveway allowing access from both corners, plus extra parking. On top of everything else, the entire home was painted inside and out not long ago. This is a rare opportunity to own a home of this superb calibre. Don't miss out!

Built in 2003

**Essential Information**

MLS® #	A2164544
Price	\$1,025,000
Sold Price	\$1,040,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,880
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	52 Panorama Hills Heights Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5P1

### **Amenities**

Amenities	Other
Parking Spaces	5
Parking	Double Garage Attached, Oversized

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Gas Range
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Double Sided
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Landscaped, Corner Lot, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 20th, 2024
Date Sold	October 2nd, 2024
Days on Market	12
Zoning	R-1
HOA Fees	100.00

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             RE/MAX Realty Professionals

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