

## 184 Panorama Hills Manor NW Calgary, Alberta

**MLS # A2258313**


# \$949,900

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,482 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Basement: Washer, Dryer, Dishwasher		

Welcome to this fully renovated home in Panorama Hills, offering nearly 2,500 sq. ft. of living space above grade plus a fully finished 2-Bedroom legal walkout basement suite. Every detail has been updated completely &mdash; from the gourmet Kitchen and spa-inspired Baths to the flooring and fixtures &mdash; making this a truly a New Home for you to move-in. With its bright open design, income potential, and the comfort of brand new central A/C, it&rsquo;s the perfect blend of modern style and everyday functionality. The main floor features vinyl plank flooring throughout, greeting you with a dramatic 2-storey Living Room highlighted by a chandelier and open loft above. A formal Dining Room easily fits an 8-person table, while the heart of the home is the gourmet white Kitchen with a centre island, elegant granite countertops, breakfast bar, ample cabinetry, and stainless steel appliances, including a 6-burner gas stove. The Kitchen flows into the sunny south-facing Family Room with an electric fireplace and the Breakfast Nook, which opens to the deck with new vinyl flooring, aluminum and glass railing, and gas hookup. A generous Mud Room and Powder Room complete this level. On the upper level, a versatile Loft overlooks the Living Room, ideal for a home office or study area. The sun-filled Primary Bedroom includes a spa-inspired 5-pc Ensuite with double vanity, granite countertops, jetted tub, tiled shower, and walk-in closet. Three additional Bedrooms share a 5-pc Bath with double vanity, and a convenient Laundry Room with storage completes this floor. The legal walkout basement suite offers a bright open layout, featuring a south facing and spacious Living and Dining area with an electric fireplace, a full Kitchen with stainless steel appliances, 2 Bedrooms (one with walk-in closet), a 4-pc Bath, and a second Laundry. Walk out to the south-facing landscaped

backyard, featuring a covered patio with gas hookup and a private hot tub &mdash; perfect for year-round relaxation and entertaining. A concrete pathway connects to the front yard and the insulated double attached garage, while the extra-wide driveway accommodates up to 3 cars. Additional updates include brand-new windows and doors, a new roof and siding, two new furnaces, and a new hot water tank, enhancing both the curb appeal, comfort, and energy efficiency of the home. Enjoy the family-friendly lifestyle of Panorama Hills, a vibrant community offering scenic parks, playgrounds, and interconnected pathways. Families appreciate access to top-rated schools, recreation facilities, and the Vivo Centre. Shopping, dining, and everyday conveniences are just minutes away, with quick access to Stoney Trail making commuting across the city a breeze.