

**172 Panorama Hills Place NW**  
**Calgary, Alberta**

**MLS # A2263917**



**\$618,888**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan		

**Inclusions:** n/a

Welcome to this 3 Bedrooms home with developed walkout basement on a massive lot in Panorama Hills! Great for first time home buyers or Investors | Enjoy brand-new vinyl plank flooring on the main level the livingroom boasts a dramatic 17-foot vaulted ceiling and a gas fireplace. The spacious kitchen includes a central island and a large window, while the sunny nook provides access to the deck. A mudroom/laundry room and a half bath complete this level. Upper Level: The master retreat offers a serene 9-foot ceiling, his-and-her closets, and a 3-piece ensuite bath. The additional two bedrooms and a full bath are on the other side of the house ensure ample space for family and guests. Developed Walkout Basement: The fully developed illegal basement suite features a separate entrance, a full kitchen, a family room, a den, and a 4-piece full bath. Currently rented for \$1395 per month, this space adds significant versatility to the home. Outdoor Living: The south-facing fenced backyard includes a deck and patio area, perfect for enjoying sunny days and outdoor gatherings. New Equipment in the property such as Furnance, Air Conditioner, Water Heater and Water Treatment System. Prime Location: Located just steps from the bus stop on Country Hills Blvd, and conveniently close to schools, golf courses, parks, shopping centers, cinemas, Vivo Rec Centre, and other amenities. Easy access to Country Hills Blvd, Beddington Trail NW, and Stoney Trail NW. Don't miss the opportunity to own this beautifully upgraded home in a desirable location.