

## 36 Panorama Hills Manor NW Calgary, Alberta

**MLS # A2210168**



# \$690,000

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,791 sq.ft.	<b>Age:</b>	2000 (25 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, Front Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to 36 Panorama Hills Manor NW – A Rare Find in One of Calgary’s Most Sought-After Communities! This beautifully maintained 2-storey home offers exceptional value and an unbeatable location in the heart of Panorama Hills Estates. Built in 2000 and lovingly cared for by its second owner, this home truly reflects pride of ownership with thoughtful updates and a warm, welcoming feel. This home is move-in ready and built to last. New Roof(2025), Repaired siding (2025) Inside, you'll find a functional and spacious layout. The main floor features an open-concept design that is both functional and inviting, with Australian Cypress hardwood flooring throughout and a cozy fireplace for chilly winter evenings. This home also features 3 bedrooms and 2 full bathrooms upstairs, including a generous primary suite. The bonus room offers a versatile space for a home office, media room, or play area. The finished basement adds even more living space with a third full bathroom, a large recreational area, and the potential for a fourth bedroom – perfect for guests, teens, or extended family. Outside, the backyard faces northwest, providing both sun and shade on the deck throughout the day. The over-sized garage offers ample room for vehicles, tools, and extra storage. Situated just steps from the Country Hills Golf Course, and close to beautiful walking pathways, great schools, tons of shops, a fantastic rec centre, and movie theatres – this location truly has it all! Don’t miss your chance to own this incredible home in a vibrant, family-friendly neighbourhood.