

## 32 Panorama Hills Manor NW Calgary, Alberta

**MLS # A2213477**



**\$739,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,775 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private, See Remarks, Treed, Underground Sprinkler		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

**\*\* OPEN HOUSE: Sunday, May 04 at 3:00-5:00pm \*\*** Pride of ownerships shines in this immaculate, family perfect 3-bedroom, 2.5 bath home in a quiet, established neighbourhood just steps from a beautiful golf course, walking paths and close to schools, shopping, movie theatres, and recreational facilities. The spacious front foyer with soaring ceilings welcomes you into a bright living room with oak hardwood and slate tile flooring. The well-appointed kitchen features granite countertops and an induction range, seamlessly connecting to a cozy family room with a gas fireplace, perfect for family gatherings, and a spacious adjoining dining area. The main floor also includes a laundry room and numerous mechanical upgrades including, newer central air conditioning and furnace, hot water on demand, a water softener and humidifier. The carpets throughout have been professionally cleaned, and the roof shingles are being replaced. Enjoy outdoor living in the fully landscaped and fenced backyard, complete with a large composite deck (with natural gas hookup), a fire pit, mature trees for added privacy, and a full sprinkler system. Upstairs offers a spacious primary bedroom with walk-in closet, a jetted tub and skylight in the ensuite, plus two good size additional bedrooms and a full bathroom complete the upstairs. The double attached garage is finished and painted and the basement, with it's two large windows, awaits your ideas for future development. A rare opportunity in an unbeatable location!