



**161 Panorama Hills View NW
Calgary, Alberta**

MLS # A2301721



\$900,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,513 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Bathroom mirrors, All built-in storage

Welcome to a rare opportunity to own a beautifully maintained home in the prestigious Panorama Hills Estates, one of Northwest Calgary's most desirable communities. Perfectly positioned backing directly onto a park and walking paths, this property offers exceptional privacy, peaceful surroundings, and a setting that truly feels connected to nature. Boasting over 2,500 SQFT of developed living space, this thoughtfully designed home features 5 bedrooms and 3 bathrooms, blending functionality with impressive architectural character. The main floor welcomes you with soaring vaulted ceilings and expansive windows that flood the home with natural light, creating an open and inviting atmosphere. At the heart of the home is a spacious kitchen, ideal for entertaining guests or enjoying everyday family life, with excellent flow into the main living and dining areas. Upstairs, the stunning primary retreat serves as a private sanctuary, complete with a generous spa-inspired ensuite seamlessly integrated with the bedroom space, offering both comfort and luxury. Two additional oversized bedrooms and a well-appointed 3-piece bathroom provide ample space for family or guests. The walkout basement adds versatility, featuring an additional bedroom while leaving the rest of the space ready for your personal vision. One of the home's standout features is the large south-facing deck, perfectly positioned to capture abundant sunlight while overlooking the serene green space behind. This outdoor extension of the home is ideal for summer barbecues, morning coffee, or simply enjoying Calgary's beautiful evenings in a quiet, private setting. Located just minutes from shopping, schools, and everyday amenities, close to Country Hills Golf Club with greens nearby, and offering quick access to Stoney Trail, this home delivers the perfect balance of

space, location, and lifestyle in one exceptional package.