



GRASSROOTS
REALTY GROUP

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83 Panorama Hills Close NW
Calgary, Alberta

MLS # A2338000



\$699,999

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,205 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Level, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Panorama Hills Estates! This family home is located on a quiet street and has over 3000 Sq Ft of developed living area. The home has been completely updated on the exterior with composite siding, trim, and shingles in 2024. A total of 5 bedrooms and 3 $\frac{1}{2}$ bathrooms, this home will meet all your needs for a growing family. Upon entering the front door there are soaring 2 storey ceilings with large windows. There is a formal living/dining room combination and at the back of the house is the main living area of the home. A generous sized kitchen with island and pantry plus a breakfast nook with doors leading to the large deck in your northwest facing backyard. Off the breakfast nook is a family room with gas fireplace with a built-in shelving and storage. The garage entrance to the home takes you into the laundry room, right next to a half bathroom. The second floor of the home has 3 bedrooms, including the large primary featuring a 5-piece ensuite with soaker tub and a walk-in closet. The two other bedrooms are a good size, plus you have the 5-piece main bathroom, and the loft/den with built-in desk - great for the home office. The lower level has a large recreation room, 2 large bedrooms and a 4-piece bathroom. The home comes with air conditioning and an attached garage that has an in-floor heating system, shelving and cabinets. The yard is well landscaped and has garden areas, mature trees and shed. Even though it is a corner lot with extra parking available down the side street of the property, there is no city sidewalk, so less shovelling in the winter. Although this home requires some TLC and flooring updates, it offers great potential. The community of Panorama has good schooling, parks, pathways, water park, community centre, along with plenty of shopping, restaurants and amenities. There is good transit in the community and quick

access to Stoney and Deerfoot trails.