



GRASSROOTS
REALTY GROUP

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45 Panorama Hills Manor NW Calgary, Alberta

MLS # A2350493



\$835,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,543 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, Many Trees, No Back Lane, On Golf C		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Pool Table And Accessories		

Backing directly onto the golf course and tucked away on a quiet street in Panorama Hills, this beautifully maintained bungalow offers a rare combination of privacy, space and pride of ownership. Lovingly cared for by its original owner, this exceptional home sits on a rectangular lot with mature landscaping and a peaceful golf-course backdrop. The main level welcomes you with a spacious foyer, warm hardwood flooring and an inviting open-concept design. The bright kitchen features newer stainless steel appliances and an island, flowing naturally into the dining and living areas. The family room is a wonderful place to unwind, complete with a gas fireplace and views of the backyard and golf course. The spacious primary retreat offers a large walk-in closet and a 4-piece ensuite with a separate jetted tub and shower. A second bedroom and adjacent 4-piece bathroom provide excellent flexibility, while the convenient upper-level laundry adds everyday ease. The fully finished walkout basement adds an impressive 1,456 sq. ft. of additional living space, with high ceilings and an abundance of room to relax and entertain. A large recreation room features a pool table, built-in bookshelves and a built-in wall unit, while the wet bar includes a microwave and bar fridge. A spacious bedroom and 4-piece bathroom make this level ideal for guests, extended family or a private retreat. The large storage room provides plenty of space for seasonal items and everything in between. Enjoy the comfort of central air conditioning, a newer roof replaced in 2025, new stainless steel appliances 2026, Washer/ Steam Dryer Oct 2019, and NEW carpet in the walkout basement. With an attached double garage plus additional parking, main-floor laundry, central vacuum and attachments, this home combines thoughtful functionality with generous living space. Step outside and enjoy the tranquil setting,

mature trees and direct golf-course backdrop. All of this is just minutes from schools, shopping, parks, playgrounds, walking and biking paths, golf and the many amenities of Calgary’s NW quadrant.