



GRASSROOTS
REALTY GROUP

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**202 Panorama Hills Close NW
Calgary, Alberta**

MLS # A2351427



\$730,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,962 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Central, In Floor, Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: Radon Mitigation System

Open House 11-1pm & 2-4pm Sat Oct 10 Welcome to this beautifully updated home tucked into a quiet, family-friendly close in Panorama Hills. The main floor features hardwood flooring throughout and a stunning modern kitchen with a huge granite island, built-in oven and microwave, wine fridge, abundant cabinetry and plenty of space for entertaining. Upstairs offers three spacious bedrooms, including a generous primary suite with a spa-inspired ensuite featuring a steam shower and in-floor heating. The professionally developed basement provides additional living space with a recreation room, full bathroom and fourth bedroom. Enjoy a southeast-facing front and northwest-facing backyard, plus the bonus of siding onto a pathway—perfect for an evening walk. Additional features include a newer roof, replaced Poly-B plumbing, radon mitigation system and instant hot water system. Ideally located close to schools, Vivo recreation centre, Country Hills Town Centre, grocery stores, restaurants and everyday amenities, with easy access to major roadways. A thoughtfully upgraded family home in one of NW Calgary's most established communities.