

# \$618,888 - 172 Panorama Hills Place Nw, Calgary

MLS® #A2263917

**\$618,888**

3 Bedroom, 4.00 Bathroom, 1,654 sqft

Single Family on 0.11 Acres

Panorama Hills, Calgary, Alberta

Welcome to this 3 Bedrooms home with developed walkout basement on a massive lot in Panorama Hills! Great for first time home buyers or Investors | Enjoy brand-new vinyl plank flooring on the main level the livingroom boasts a dramatic 17-foot vaulted ceiling and a gas fireplace. The spacious kitchen includes a central island and a large window, while the sunny nook provides access to the deck. A mudroom/laundry room and a half bath complete this level. Upper Level: The master retreat offers a serene 9-foot ceiling, his-and-her closets, and a 3-piece ensuite bath. The additional two bedrooms and a full bath are on the other side of the house ensure ample space for family and guests. Developed Walkout Basement: The fully developed illegal basement suite features a separate entrance, a full kitchen, a family room, a den, and a 4-piece full bath. Currently rented for \$1395 per month, this space adds significant versatility to the home. Outdoor Living: The south-facing fenced backyard includes a deck and patio area, perfect for enjoying sunny days and outdoor gatherings. New Equipment in the property such as Furnance, Air Conditioner, Water Heater and Water Treatment System. Prime Location: Located just steps from the bus stop on Country Hills Blvd, and conveniently close to schools, golf courses, parks, shopping centers, cinemas, Vivo Rec Centre, and other amenities. Easy access to Country Hills Blvd, Beddington Trail NW, and Stoney Trail NW. Donâ€™t miss the



opportunity to own this beautifully upgraded home in a desirable location. (id:6289)

Built in 1997

**Essential Information**

Listing #	A2263917
Price	\$618,888
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,654
Acres	0.11
Year Built	1997
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	172 Panorama Hills Place Nw
Subdivision	Panorama Hills
City	Calgary
Province	Alberta
Postal Code	T3K4N5

**Amenities**

Amenities	Park, Playground, Schools, Other
Features	Cul-de-sac, Other
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave, Hood Fan, Hot Water Instant, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement      Yes  
Basement      Walk out, Suite

**Exterior**

Exterior      Vinyl siding  
Foundation      Poured Concrete

**Listing Details**

Listing Office      VIP Realty & Management



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