

210 Panorama Hills Bay NW
Calgary, Alberta

MLS # A2215295



\$815,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,244 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake, Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Wet Bar		
Inclusions:	Shed, One Garage Remote, Ring Door Bell, One (of the two) Tire Rack, TV Mount, 2 Bdrm Wall Heaters		

**** Accepted Offer ** CANCELLED - OPEN HOUSE CANCELLED ***** Renovated & 4 Beds + Main Flr Office & 3.5 Bath & Backs onto Greenbelt Walking Path Proudly perched at the top of the hill on a quiet cul-de-sac, this distinguished, renovated executive home offers an exclusive opportunity in the prestigious Estates area of Panorama - known for its upscale homes, beautifully maintained green spaces & peaceful community atmosphere. A perfect setting for those seeking both luxury & connection, with a family-friendly street where children can safely play. HOME BUILT FOR FAMILY LIVING: Step inside & be greeted by soaring 9-ft ceilings & a home that has been meticulously maintained. A main floor office makes working from home comfortable & convenient. MODERN KITCHEN & UPGRADES: Granite counters, stainless steel appliances, gas range, corner pantry, plus new LVP flooring & upgraded lighting. FULLY FINISHED LOWER LEVEL: 4th bedroom, full bathroom, fantastic games/rec room with a wet bar & gas fireplace. EXCEPTIONAL LANDSCAPING & PRIVACY: The backyard offers a sleek, clean landscape designed for easy outdoor living, featuring a new composite deck, garden, grassy area & underground sprinklers. Enjoy added privacy with no neighbours directly behind - backing onto a greenbelt pathway that leads straight to a playground, with easy access to the entire pathway system. NOTABLE UPGRADES & MORE REASONS YOU'LL LOVE THIS HOME: Triple Pane Windows & New Furnace & Hot Water Tank & Air Conditioning & Two Cozy Gas Fireplaces & Stucco Exterior. SCHOOLS: Walking distance to excellent schools including Panorama Hills School & St. Jerome, with additional options like Captain Nichola & North Trail High just a short drive away. Several private & charter school options

are also nearby. LOCATION PERKS: Unbeatable location - 2-minute walk to bus stops, close to Country Hills Golf Club & easy access to the Vivo rec centre. Quick connections to Stony Trail & Deerfoot Trail link you to all parts of the city, the airport & downtown. Enjoy the convenience of nearby shopping centres, parks, pathways & a wealth of community amenities, making this location highly desirable. A rare opportunity to own a home of this calibre - fully upgraded, move-in ready & perfectly situated for a lifestyle of comfort & style. This home is impeccable - you will be impressed when you come to view it! *** Call your favourite realtor to view - be sure to ask for the full list of additional property highlights available in the supplements. Check out the 3D Tour!