



GRASSROOTS
REALTY GROUP

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7 Panorama Hills Square NW Calgary, Alberta

MLS # A2243733



\$700,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,895 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Many Trees, Private, Se		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Garden shed,

Welcome to this elegant and beautifully maintained home located in the desirable community of Panorama Hills NW. With 4 bedrooms and 3.5 bathrooms, this fully finished two-storey offers space, style, and comfort for the whole family. The main floor features a functional layout with a warm and inviting living room centered around a gas fireplace, a spacious dining area, and an open-concept kitchen perfect for everyday living or entertaining. Patio doors lead to a deck and a private, south-facing backyard oasis with a second patio and gas BBQ hookup—ideal for hosting summer gatherings. The main level also includes a convenient mudroom/laundry area with access to the attached garage, as well as a guest powder room. Upstairs, the spacious primary suite offers a peaceful retreat with a walk-in closet and an ensuite featuring a relaxing soaker tub. Two additional bedrooms, one currently set up as a home office, and a large bonus/family room with a second gas fireplace provide plenty of space for the whole family. Hardwood floors run throughout the living room, stairs, and bonus room, adding warmth and character. The fully finished basement offers even more living space, complete with a large family room, wet bar, full bathroom, and a fourth bedroom—perfect for guests, teens, or extended family. The yard is beautifully landscaped, fully fenced, and offers both privacy andtranquillity. Recent updates include a new roof and eavestroughs, giving peace of mind for years to come. Located close to excellent schools, shopping, restaurants, parks, walking trails, and the Panorama Hills Community Centre—with splash park, playgrounds, and year-round activities—this home combines an amazing location with timeless style and thoughtful design.

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