



**GRASSROOTS**  
REALTY GROUP

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## 175 Panorama Hills Close NW Calgary, Alberta

**MLS # A2254612**



# \$669,000

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,760 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Kitchen Island, Primary Downstairs, See Remarks, Walk-In Closet(s)		

**Inclusions:** Hot tub - as is

\*\*\* Significant Price Reduction, Open House Sept 27, 1p-3p\*\*\* Tucked away on a peaceful street in one of Calgary's most established family communities, this 4-bedroom, 3.5-bathroom detached home offers space where it counts and possibilities you'll want to explore in person. Step inside to a bright and functional main floor—where natural light fills the open-concept living and dining areas, making the home feel instantly welcoming. The kitchen connects effortlessly to the main living space and offers plenty of storage and workspace, perfect for everyday living or weekend hosting. The seller just completing a paint refresh for you! Upstairs, three well-proportioned bedrooms provide private space for the whole family. The spacious primary suite includes a walk-in closet and private ensuite, giving you a comfortable place to unwind at the end of the day. With a total of 3.5 bathrooms, mornings run smoother—and no more lineups for the shower. Upper Bathrooms have been recently updated. The finished basement expands your options with a generous rec room, an additional bedroom, and flexible space for a home office, gym, or playroom—whatever suits your lifestyle. Outside, enjoy a fully fenced big yard with a large deck, perfect for BBQs, kids' playtime, or relaxing with a coffee while taking in the sun. The double attached garage makes day-to-day life easier, especially during Calgary winters. Located in vibrant Panorama Hills Estates, you're close to parks, pathways, schools, shopping, and have quick access to major commuter routes. Whether you're planting roots or looking for a smart investment, this home delivers comfort, potential, and location in equal measure.