



**GRASSROOTS**  
REALTY GROUP

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**59 Panorama Hills Road NW**  
**Calgary, Alberta**

**MLS # A2259799**



**\$692,500**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,481 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<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), Dry Bar, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Microwave (basement), Fire Pit, Shed in the Yard (items in the shed are negotiable), shed on the side of the house, Pedestals for washer and dryer, Remote for Ceiling Fan

Incredible custom-built home on a pie-shaped lot in desirable Panorama Hills! The main floor features stunning site-finished, ebony-stained red oak hardwood floors and soaring vaulted ceilings with built-in speakers, creating a warm and inviting living space centred around a gas fireplace and triple-pane windows. The kitchen impresses with Corian countertops, an under mount sink, and recently upgraded stainless steel appliances, flowing seamlessly into the dining and living areas that overlook the spacious nook and massive backyard. The main floor also features an updated 4-piece bath, a large bedroom, a flexible second bedroom or office, and an additional flex space/living room off the kitchen. Upstairs, the primary suite is a true retreat with a walk-in closet with custom shelving and a renovated ensuite boasting a corner jetted tub, separate shower, and Corian counters. The walkout basement is an entertainer's dream, featuring 12-foot ceilings ideal for a pool table or large recreational area, a dry bar, a full 3-piece bathroom, and direct access to a paving stone patio. Step outside to a massive backyard with mature landscaping, underground sprinklers, perennials, two sheds, and a composite deck with glass railing and natural gas BBQ hookup. A thoughtfully designed concrete staircase on the side of the home leads to the basement entrance through sliding patio doors. With a brand new roof and eaves troughs (2025), triple-pane windows, AC, fresh paint, updated lighting, a professionally cleaned home and carpets, and a garage with sturdy plywood walls, this home is truly move-in ready. Don't miss your chance to live in this thoughtfully upgraded, elegant, and spacious home in Panorama Hills—perfect for entertaining, relaxing, and enjoying every comfort.

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