



GRASSROOTS
REALTY GROUP

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42 Panorama Hills Road NW
Calgary, Alberta

MLS # A2270535



\$699,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,910 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Dog Run Fenced In, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Firepit, Shed, Vacuflow 'as is', Playhouse appliances, Air conditioning

Welcome to this fully finished detached home with over 2,700 sqft of total living space, nestled in the vibrant, family-friendly community of Panorama Estates. The moment you arrive, manicured landscaping and stunning curb appeal greet you. Step into a soaring vaulted foyer filled with natural light, leading to a bright, open main floor with hardwood floors, upgraded lighting, and 9 ft ceilings that rise to 11 ft in the dining area surrounded by windows. The kitchen serves as the perfect gathering space, offering granite countertops, a large island with seating, modern fixtures, and a generous walk-through pantry. The living room is anchored by a welcoming gas fireplace with a beautiful stone accent wall. Upstairs, you'll find three spacious bedrooms, including the primary with a newly renovated ensuite complete with a luxurious soaker tub and a spacious walk-in closet. A large bonus room with vaulted ceilings and a stone-faced gas fireplace provides the perfect space for movie nights or relaxing with loved ones, and the renovated full bathroom on this level adds a fresh, modern feel. The fully finished basement expands your living space with a large recreation room featuring the home's third gas fireplace with a stone accent wall and built-in shelving. A custom dry bar with a mini fridge, dishwasher, and built-in cabinetry makes entertaining easy, while a flexible area serves perfectly as a home office or gym. This level also includes a convenient half bathroom. Step outside to the west-facing backyard, complete with a spacious deck with glass railing, a paved patio, generous green space with mature trees, beautiful landscaping, and a cozy fire pit ideal for great summer nights. Additional features include A/C throughout, a 50-gallon water tank, new roof and siding (2025) and a double-attached heated garage for year-round comfort. Panorama Estates is a

well-planned community known for its natural beauty, parks, lakes, pathways, nearby schools, plentiful shopping, cafés, and essential services. Located directly across from Buffalo Rubbing Stone Park, this home also provides quick access to recreation centres, fitness facilities, and the impressive 36-hole Country Hills Golf Course, offering a lifestyle defined by both convenience and connection. This isn’t just a house, it’s where your family’s next chapter begins. Book your showing today!