



GRASSROOTS
REALTY GROUP

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67 Panorama Hills Point NW Calgary, Alberta

MLS # A2279190



\$1,080,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,001 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Wet Bar

Inclusions: Note: Alarm System, Water Softener & Sprinkler System (As Is)- Sellers have never used.

City assessment value \$1,230,000. Major updates: Brand new Roof (2025), professionally painted Exterior Stucco (2025), all new Gutters & Fascia, new Range Hood and all washrooms are freshly painted - peace of mind for years to come. Welcome to this fully upgraded & meticulously maintained estate home in the highly sought-after community of Panorama Hills. Backing onto Country Hills Golf Course. Offering over 4100 sqft of luxurious living space, features a total of 5 bedrooms + Den. The moment you enter, you're greeted by a grand circular staircase with wrought iron railings. Rich hardwood floors throughout. Soaring 18 ft ceiling Living Room & Family Room flooded with natural sun light, thanks to those floor to ceiling windows. Crown moulding, round corners, quality maple built-in wall units with gas fire place in Family Room - ensuring Comfort & Elegance for family living. A formal Dining Room with columns is just a perfect place to entertain your guests. Gourmet kitchen has beautiful maple cabinetry & granite counters, center island with raised bar and upgraded stainless steel appliances. Double French door Den perfect for working at home. Upper level you will find 4 large bedrooms including a grand Master Bedroom with 5 pcs ensuite, double vanity, jetted tub, separate shower and huge walk-in closet. 3 additional spacious bedrooms & a full bath with double sinks. The fully finished basement has a massive Rec Room with built-in entertainment center, a wet bar and a 3 sided gas fire place keeping you warm in those cold winter days.. A 5th bedroom, a full bath and a large exercise room completes this level. Additional features: Oversized 2 cars Garage, 2 Furnaces & 2 hot water tanks, concrete patio backyard with gas BBQ line hookup. This fantastic home has open concept layout, bright & practical, close to school, major transit routes,

shopping and restaurants. Quick access to Downtown & Airport. Ready to move in & enjoy ! Don't miss out !