



**GRASSROOTS**  
REALTY GROUP

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**635 Panorama Hills Drive NW**  
**Calgary, Alberta**

**MLS # A2284250**



**\$629,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully updated family home in the sought-after community of Panorama Hills, offering 3 bedrooms, 2.5 baths, and 1,824 sq ft of thoughtful living space. With recent upgrades including a 2025 roof (level 3), new vinyl plank flooring throughout, new garage door, and freshly painted deck and fence, this home is move-in ready and built to last. Step inside and be greeted by a soaring 2-storey foyer that creates an immediate sense of openness and light. The bright Living room and formal Dining room provide an ideal setting for family gatherings and entertaining. Continue through to the sunny South-facing Family room with gas fireplace and built-in shelves, seamlessly connected to the Breakfast nook and white Kitchen. The Kitchen features a centre island, ample cabinetry, and pantry, offering both function and style. From the Nook, step out to the large deck overlooking the fully fenced, South-facing backyard—perfect for summer barbecues, gardening, or outdoor play. A powder room completes the main level. On the upper level, the spacious Primary bedroom offers a peaceful retreat with a walk-in closet and 4-piece ensuite bath featuring a jetted tub. Two additional well-sized bedrooms and a 4-piece bath complete this level, providing comfortable space for family or guests. The unfinished basement with bathroom rough-in is ready for your personal touch, offering excellent potential for future development. Additional highlights include new durable vinyl plank flooring throughout the entire home and a double attached garage. Located in Panorama Hills, this home offers the best of family-friendly living in one of Calgary's most desirable Northwest communities. Enjoy close proximity to top-rated schools, Panorama Hills Golf & Country Club, shopping at Superstore and Country Hills Village, Vivo Recreation Centre, transit,

and major roadways including Stoney Trail&mdash;making commuting and everyday errands a breeze. This move-in ready home combines recent upgrades, South-facing light, and an unbeatable location.