



**46 Panorama Hills Close NW  
Calgary, Alberta**

**MLS # A2299354**



**\$729,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,329 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Other, Paved		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

This beautiful detached home offers the kind of space and layout that just feels right the moment you walk in. The front entry opens up beautifully with an open-to-above design, bringing in light and creating that grand, airy first impression. The main floor is thoughtfully laid out with both a formal dining area and a secondary living space up front, perfect for hosting or simply having a bit of separation when you need it. Toward the back, the main living room is warm and inviting, centred around a natural gas fireplace and framed by large windows that pull in plenty of natural light. The kitchen has been updated with stainless steel appliances and flows easily into the living space, making it practical for everyday living and entertaining alike. Tucked away, you’ll also find a flex room that works well as a home office or study, along with a mudroom and a convenient half bath. Upstairs, the staircase is finished with classic wooden spindle railings, leading to four generously sized bedrooms, ideal for growing families. The primary ensuite is well-appointed with a five-piece ensuite featuring a standing shower, offering both comfort and functionality. The basement is left unfinished, giving you a blank canvas to design exactly what suits your needs, whether that’s additional living space, a gym or a home theatre. Out back, the south-facing yard is a standout feature, large, private, and filled with sunlight throughout the day. Add in the comfort of central air conditioning and a double attached garage, and you have a home that checks both practical and lifestyle boxes. Living in Panorama Hills means being surrounded by everyday convenience, nearby schools, parks, walking paths, and the Panorama Hills Community Centre with its splash park and recreational amenities. Shopping, restaurants, and services are just minutes away, with easy access to major routes like Stoney Trail and

Deerfoot, making commuting simple in any direction. A well-rounded home in a location that continues to be in demand, this one is worth a closer look.