



**236 Panorama Hills Place NW  
Calgary, Alberta**

**MLS # A2300337**



**\$688,800**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,743 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Landscaped, Many Trees, Pie Shaped Lot, See Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

WELCOME to this outstanding family home in PANORAMA ESTATES, ideally situated on a quiet cul-de-sac just a short 5 minute walk from Country Hills Golf Course. With over 2,500 sq. ft. of developed living space, this four-bedroom, four-bathroom property offers a functional layout with plenty of room for a growing family or homeowners looking for a MORTGAGE HELPER! Upon entry, you're greeted by soaring vaulted ceilings and large windows that fill the living room with natural light—creating a warm and inviting space to relax. The open-concept kitchen is thoughtfully designed with ample counter space, a spacious island, and flows seamlessly into a bright dining nook and a comfortable family room complete with a fireplace. The main floor also features a flexible formal dining room or office, a convenient half bathroom, and a spacious mudroom with laundry. Upstairs, the generous primary suite impresses with its size and scenic views, along with a walk-in closet and a 4-piece ensuite featuring a soaker tub. Two additional bedrooms and another full 4-piece bathroom complete the upper level. The fully developed basement features an illegal suite with a separate entrance, offering added flexibility for extended family or potential rental use. It includes laminate flooring throughout, a fourth bedroom, a kitchen, and a full 4-piece bathroom & stacking laundry. Outside, enjoy a massive pie-shaped yard surrounded by mature spruce trees—perfect for outdoor activities and entertaining. Don't miss this fantastic opportunity, this one WON'T LAST LONG!