



**93 Panorama Hills Grove NW
Calgary, Alberta**

MLS # A2146674

\$810,000



Division:	Panorama Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,533 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac, Greenbelt, No Neighbours Behind		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Open House, Sunday July 28th 12:00 - 3:00. Welcome to this immaculately maintained home located on a quiet cul-de-sac in Panorama Estates. This home is designed with the unique opportunity to age in place without sacrificing space or convenience. Highlights include spacious main floor living, access to walking paths, and an incredible golf course out your back door. The main floor layout has 13 foot vaulted ceilings, a skylight that floods the centrally located kitchen with natural light, and a wonderful southwest facing balcony that offers a private, elevated vista of Nose Hill Park and the surrounding golf course. Enjoy your spacious island in a kitchen that offers abundant counter space, convenient corner pantry storage, and updated stainless steel appliances. Connected to the kitchen is a breakfast nook, and adjacent is the formal dining room that's perfect for hosting friends and family on those big occasions. The focal fireplace is surrounded by large windows and a vaulted ceiling, making the living room a comfortable and open space to spend time relaxing. The primary bedroom features an updated 5-piece en-suite that includes a double vanity, soaker tub, and glass walk in shower. Rounding out the primary space is a very functional walk-in closet. The upstairs also features an additional bedroom with adjacent 4-piece bath, and a laundry area with plenty of storage and cabinetry. The bright, fully finished walk-out basement features 9 foot ceilings, cozy in-floor heating, recreation space, and the storage area of your dreams located within the utility room. An extra bedroom and 4-piece bath allows you to welcome guests with ease. Enjoy easy access to your large deck, and low maintenance yard featuring established perennials and mature trees. Recent updates include: central A/C (2021), Poly-B removed (2021), new garage door + opener (2021), appliances

(~2019), hot water tanks x2 (2018), roof shingles (2017), en-suite bathroom renovation (2016).