

# **\$815,000 - 210 Panorama Hills Bay Nw, Calgary**

MLS® #A2215295

**\$815,000**

4 Bedroom, 4.00 Bathroom, 2,244 sqft

Residential on 0.14 Acres

Panorama Hills, Calgary, Alberta

**\*\* Accepted Offer \*\* CANCELLED - OPEN HOUSE CANCELLED \*\*\* Renovated â€¢ 4 Beds + Main Flr Office & 3.5 Bath â€¢ Backs onto Greenbelt Walking Path**

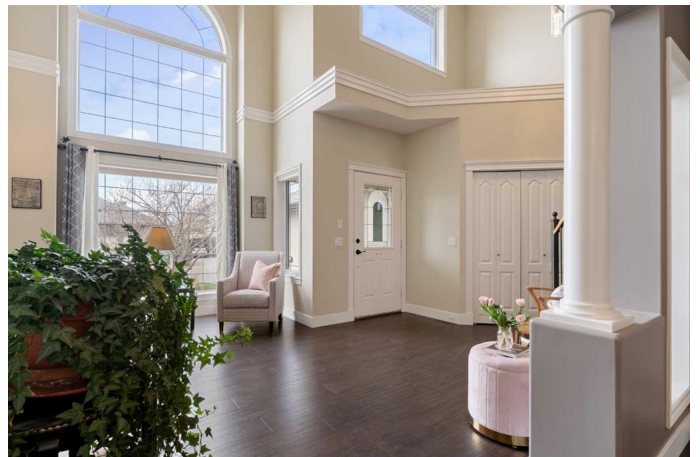
Proudly perched at the top of the hill on a quiet cul-de-sac, this distinguished, renovated executive home offers an exclusive opportunity in the prestigious Estates area of Panorama - known for its upscale homes, beautifully maintained green spaces & peaceful community atmosphere. A perfect setting for those seeking both luxury & connection, with a family-friendly street where children can safely play.

**HOME BUILT FOR FAMILY LIVING:** Step inside & be greeted by soaring 9-ft ceilings & a home that has been meticulously maintained. A main floor office makes working from home comfortable & convenient.

**MODERN KITCHEN & UPGRADES:** Granite counters, stainless steel appliances, gas range, corner pantry, plus new LVP flooring & upgraded lighting.

**FULLY FINISHED LOWER LEVEL:** 4th bedroom, full bathroom, fantastic games/rec room with a wet bar & gas fireplace.

**EXCEPTIONAL LANDSCAPING & PRIVACY:** The backyard offers a sleek, clean landscape designed for easy outdoor living, featuring a new composite deck, garden, grassy area &



underground sprinklers. Enjoy added privacy with no neighbours directly behind - backing onto a greenbelt pathway that leads straight to a playground, with easy access to the entire pathway system.

**NOTABLE UPGRADES & MORE REASONS YOU'LL LOVE THIS HOME:** Triple Pane Windows • New Furnace • Hot Water Tank • Air Conditioning • Two Cozy Gas Fireplaces • Stucco Exterior.

**SCHOOLS:** Walking distance to excellent schools including Panorama Hills School & St. Jerome, with additional options like Captain Nichola & North Trail High just a short drive away. Several private & charter school options are also nearby.

**LOCATION PERKS:** Unbeatable location - 2-minute walk to bus stops, close to Country Hills Golf Club & easy access to the Vivo rec centre. Quick connections to Stony Trail & Deerfoot Trail link you to all parts of the city, the airport & downtown. Enjoy the convenience of nearby shopping centres, parks, pathways & a wealth of community amenities, making this location highly desirable.

A rare opportunity to own a home of this calibre - fully upgraded, move-in ready & perfectly situated for a lifestyle of comfort & style. This home is impeccable - you will be impressed when you come to view it!

\*\*\* Call your favourite realtor to view - be sure to ask for the full list of additional property highlights available in the supplements. Check out the 3D Tour!

Built in 1998

## **Essential Information**

MLS® #	A2215295
Price	\$815,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,244
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	210 Panorama Hills Bay Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4X5

### Amenities

Amenities	Park, Playground
Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Garden, Greenbelt, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting, Underground Sprinklers, Standard Shaped Lot
Roof	Cedar Shake, Wood
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	7
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.