

# \$1,050,000 - 25 Panorama Hills Heights Nw, Calgary

MLS® #A2243199

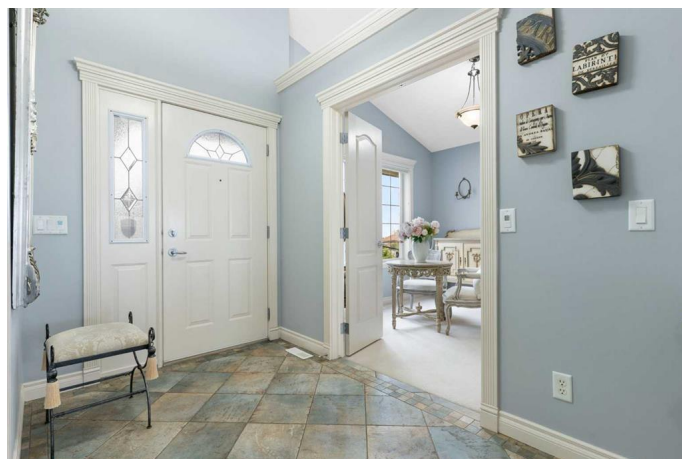
**\$1,050,000**

4 Bedroom, 3.00 Bathroom, 1,549 sqft

Residential on 0.12 Acres

Panorama Hills, Calgary, Alberta

Welcome to 25 Panorama Hills Heights NW – a beautifully maintained, custom-built walkout bungalow backing onto greenspace with sweeping, unobstructed views of Nose Hill, Symons Valley, and Country Hills Golf Course. Nestled on a quiet street in prestigious Panorama Hills Estates, this air-conditioned home offers over 2,800 sq. ft of open-concept main floor living and a fully developed walkout basement. Step inside to soaring 14-ft vaulted ceilings, expansive windows, and rich Brazilian cherry hardwood flooring. The main level features a wide-open living space, dining area, and a professionally designed kitchen complete with custom maple cabinetry, “Mother of Pearl” granite countertops, pot drawers, pantry with pullouts, and stainless-steel appliances including a glass cooktop, double ovens, and 2021 microwave. The spacious living room is flooded with natural light from floor-length windows on the south and west, and centers around a stunning gas fireplace with granite surround and custom maple/Brazilian wood inlay. A renovated upper deck with metal and glass railing spans the rear of the home – perfect for enjoying west-facing sunsets. The primary retreat offers a bay window with expansive views, a 4-piece ensuite with jetted tub, quartz-topped maple vanity, walk-in shower, and walk-in closet. Also, on the main level are a bright east-facing den, a second bedroom with a full bath ideal for guests, and a main floor laundry with 2019 front loader washer &



dryer. The fully developed walkout basement features in-floor heating, a large family room with custom maple wall unit, a queen-sized bedroom with 4-piece ensuite and walk-in closet, and a third queen sized bedroom. A fourth bedroom is currently being used as a home office. Gym leads to a generous storage/workroom area including a cedar closet and utility sink. Outside, the professionally landscaped yard (\$100,000 investment) includes irrigation, raised stone flowerbeds, and a concrete patio. A chain-link fence frames the breathtaking 180° valley views. Enjoy both morning coffee on the east-facing patio and evening sunsets from the upper deck.

This beautiful home also includes Air conditioner, Vortex water filtration system, built in overhead speakers, custom Hunter Douglas up/down honeycomb blinds, ADT security system with 2 cameras and a monitor, garage door openers, 50-year Malarkey roof (2020), 75-gallon hot water tank (2024), and lastly a Radon Mitigation System (2025). The oversized 24' x 23' double garage is fully insulated, drywalled, and offers high ceilings and abundant storage. This is a rare opportunity to own a one-of-a-kind, meticulously cared-for estate home in one of NW Calgary's most sought-after communities—close to parks, schools, golf, and major roadways. Truly a must-see!

Built in 2002

**Essential Information**

MLS® #	A2243199
Price	\$1,050,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,549

Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	25 Panorama Hills Heights Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5P1

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	Central, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Views, Irregular Lot

Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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