# \$1,149,500 - 95 Panorama Hills View Nw, Calgary

MLS® #A2254919

## \$1,149,500

5 Bedroom, 4.00 Bathroom, 2,412 sqft Residential on 0.13 Acres

Panorama Hills, Calgary, Alberta

\* OPEN HOUSE SATURDAY, OCT 25 FROM 12:00pm-3:00pm \* Welcome to 95 Panorama Hills View NW, an exquisite 2,412 sq. ft. custom-built two-story home with a professionally developed 1,073 sq. ft. basement, perfectly situated on a 40' wide footprint and backing onto a park and tot lot. From the moment you step inside, you will be impressed by the grand curved staircase, soaring open-to-below design, and abundance of natural light flowing throughout the home. The main floor showcases two breathtaking 17' ceilings over the formal dining room and living room, creating a sense of openness and elegance rarely found. The renovated kitchen is a true highlight, featuring crisp white cabinetry, a massive quartz island, stainless steel appliances, corner pantry, and seamless flow into the dining and living spaces. The formal dining room offers an ideal space for hosting guests, and the living room features a striking 17' gas fireplace with a full-height cultured stone facade. A private main floor den with reeded glass sliding doors, hardwood & tile flooring, a renovated laundry room with built-in cabinetry and a tiled dog shower complete this level.

Upstairs you'II find three oversized bedrooms, including the luxurious primary suite with a spa-inspired 5-piece ensuite and walk-in closet. The professionally developed lower level expands the living space with a huge family and recreation room, two additional large bedrooms, a full 3-piece







bathroom, and a generous utility/storage room â€" perfect for extended family living situations, or hosting guests.

The rear yard, adjoining both a park and a children's tot lot, features a spacious patio, an extended privacy wall, professional landscaping, and a modern underground sprinkler system installed in 2021. The insulated double attached garage with built-in shelving provides functionality and convenience.

This home has been meticulously maintained with thoughtful updates including A/C and new furnace (2018), gemstone lights (2021), soft water system (2021), washer & dryer (2022), updated in-floor heating (2024), tankless water heater (2024), new fridge (2024),, and partial gutter/spout repairs (pending). Additional features include custom blinds, newer toilets, home security hardware and more â€" ensuring comfort and peace of mind. Enjoy walking paths, parks, and both public and Catholic schools right within the community. Shopping, restaurants and quick access to main north/south and east/west traffic routes. A rare opportunity in sought-after Panorama Hills, this residence blends timeless craftsmanship with modern upgrades, offering both elegance and practicality for the discerning buyer.

Built in 2001

#### **Essential Information**

MLS® # A2254919 Price \$1,149,500

Bedrooms 5 Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,412

Acres 0.13

Year Built 2001

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 95 Panorama Hills View Nw

Subdivision Panorama Hills

City Calgary
County Calgary
Province Alberta
Postal Code T3K 5B8

## **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Attached, Insulated

# of Garages 2

#### Interior

Interior Features Built-in Features, Central Vacuum, Chandelier, Closet Organizers,

Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Tankless Hot

Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage

Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer,

Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, See Remarks, Stone

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot,

Landscaped, Level, Pie Shaped Lot, Treed, Underground Sprinklers

Roof Cedar Shake

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 11th, 2025

Days on Market 47

Zoning R-G

HOA Fees 110

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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