

36 Panorama Hills Manor NW  
Calgary, Alberta

MLS # A2210168

\$707,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,791 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan		
Inclusions:	N/A		

Welcome to 36 Panorama Hills Manor NW – A Rare Find in One of Calgary’s Most Sought-After Communities! This beautifully maintained 2-storey home offers exceptional value and an unbeatable location in the heart of Panorama Hills Estates. Built in 2000 and lovingly cared for by its second owner, this home truly reflects pride of ownership with thoughtful updates and a warm, welcoming feel. This home is move-in ready and built to last. New Roof(2025), Repaired siding (2025) Inside, you'll find a functional and spacious layout. The main floor features an open-concept design that is both functional and inviting, with Australian Cypress hardwood flooring throughout and a cozy fireplace for chilly winter evenings. This home also features 3 bedrooms and 2 full bathrooms upstairs, including a generous primary suite. The bonus room offers a versatile space for a home office, media room, or play area. The finished basement adds even more living space with a third full bathroom, a large recreational area, and the potential for a fourth bedroom – perfect for guests, teens, or extended family. Outside, the backyard faces northwest, providing both sun and shade on the deck throughout the day. The over-sized garage offers ample room for vehicles, tools, and extra storage. Situated just steps from the Country Hills Golf Course, and close to beautiful walking pathways, great schools, tons of shops, a fantastic rec centre, and movie theatres – this location truly has it all! Don’t miss your chance to own this incredible home in a vibrant, family-friendly neighbourhood.