

# \$769,880 - 190 Panorama Court Nw, Calgary

MLS® #A2199472

**\$769,880**

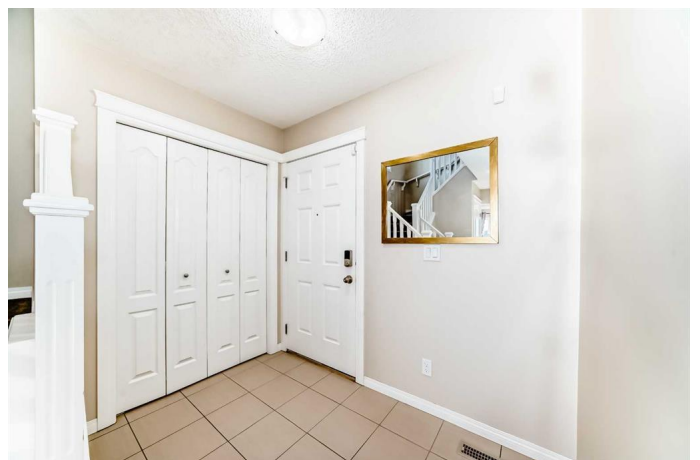
4 Bedroom, 2.00 Bathroom, 1,915 sqft

Residential on 0.12 Acres

Panorama Hills, Calgary, Alberta

\*\*\*OPEN HOUSE April 19 & 20

2;30-4:30PM\*\*\* Nestled on a cul-de-sac in the desirable community of Panorama Hills is this WELL MAINTAINED two-story gem. Enter and you will be welcomed by a lovely layout thatâ€™s perfect for family life and entertaining. Ceramic TILE is featured throughout the main floor to ensure durable elegance. The heart of the home is a chefâ€™s kitchen accented with beautiful GRANITE countertop, LARGE ISLAND with plenty of cabinet space, STORAGE PANTRY and water purifier. Adjacent the kitchen is a spacious living room and dining area featuring a GAS FIRE place with plenty of South facing windows and access to a sunny deck perfect for barbeques and outdoor dining. The MASSIVE YARD has untapped potential that can also be utilized to store your motor home and toys or build your backyard dream oasis! The second floor welcomes you with a conveniently located washer and dryer closet, a perfectly situated 4 piece bathroom, 2 large bedrooms, an enormous primary suite equipped with plenty of windows, a walk-in closet and 4-piece ensuite. A unique feature that separates this home from the rest is the 4TH BEDROOM UP that can be easily be converted into a bonus room perfect for entertainment and relaxation. The unfinished basement is an opportunity for you to add your personal touch that aligns with your lifestyle. The double HEATED ATTACHED GARAGE makes life convenient during the cold season



and plenty of storage room for the summer activities. Location is exceptional, situated near greenspace, playgrounds, shopping, restaurants, and with easy access to major roads. This opportunity won't last long, book your showing now!

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199472    |
| Price          | \$769,880   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,915       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 190 Panora Court Nw |
| Subdivision | Panorama Hills      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3K 0B8             |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Golf Course, Other, Park, Playground |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, Pantry, Soaking Tub, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Other  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 45              |
| Zoning         | R-G             |
| HOA Fees       | 263             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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