

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

MLS® #A2254919

\$1,149,500

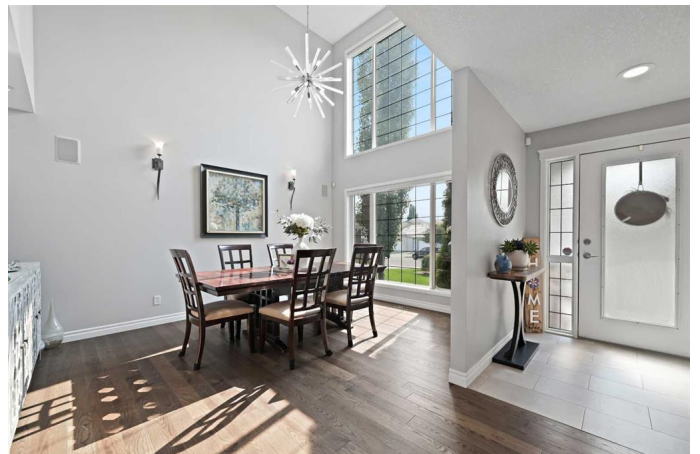
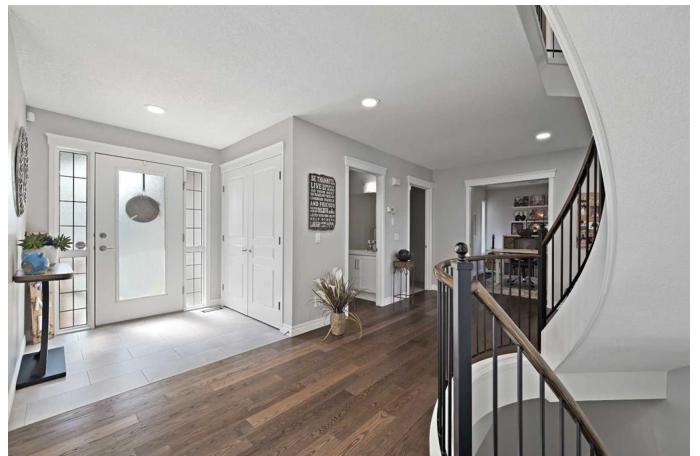
5 Bedroom, 4.00 Bathroom, 2,412 sqft

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'll 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	50
Zoning	R-G
HOA Fees	110
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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