

# \$1,389,000 - 53 Panorama Hills Circle Nw, Calgary

MLS® #A2231307

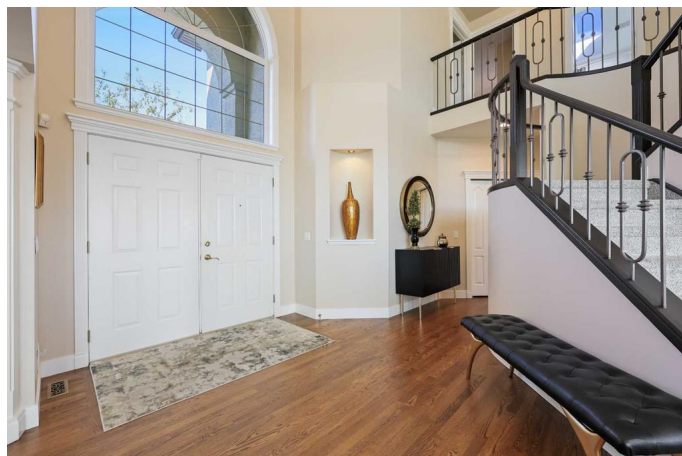
**\$1,389,000**

7 Bedroom, 4.00 Bathroom, 2,855 sqft

Residential on 0.20 Acres

Panorama Hills, Calgary, Alberta

EXCEPTIONAL LOCATION! EXQUISITE INTERIOR! SUPERB ESTATE HOME backing onto THE COUNTRY HILLS GOLF CLUB with a PANORAMIC VIEW OF THE CITY! This stately home offers the discerning buyer every component of luxury on their list! It offers 7 BEDROOMS - one on the MAIN LEVEL lending to multigenerational living or a SPACIOUS OFFICE - and 3.5 BATHS! Entering the residence you are welcomed into an EXPANSIVE ENTRY WAY showcasing a wide open luxurious plan full of natural light and soaring ceilings. The Formal Dining Room is positioned at the front of the house encased in large windows and detailed coffered ceiling. Beautiful oak SITE FINISHED HARDWOOD flanks the entire main floor to be met by beautiful oversized tile in service areas. The LIVING AREA is remarkable with it's high ceiling and floor to ceiling windows showcasing the CALGARY CITY SKYLINE & GOLF COURSE VIEWS - a marvel to gaze at in the evening! Relax and entertain your friends and family here gathered around the fireplace and expansive seating area taking in the view. The adjoining CHEF INSPIRED KITCHEN is a dream to prepare meals in with plentiful cabinetry, pantry and pot drawers for storage and an expansive island with seating for casual meals. Adorned with updated designer backsplash, stormy granite counters and large profile tile for flooring, this kitchen is certainly the heart of the home! Enjoy morning conversation over coffee and casual breakfast



in your breakfast nook, offering still more seating with a view that will never disappoint! Walk out onto your large deck for AL FRESCO DINING where grilling and golf course views are as spectacular as the meal! Tucked away is the beautiful spacious modern HALF BATH and Mudroom / Laundry with entrance to and from the garage! This property is NEXT LEVEL...where the Upper Level is sure to please! 4 BEDROOMS are located here with the PRIMARY BEDROOM truly inspired by a 5 Star Hotel! It offers a FULL CITY VIEW, 5 PIECE SPA INSPIRED ENSUITE with GORGEOUS STAND ALONE SOAKER TUB, WALK IN CLOSET and SITTING LOUNGE AREA encapsulated in windows to catch the evening lights as far as the eye can see. 3 ADDITIONAL GREAT SIZED BEDROOMS are all large enough for Queen or King Beds with plenty of room for additional furniture suitable for the teenage fashionista! The 5 PIECE BATH completes this level. Need more room for family and entertaining..... The LOWER WALKOUT LEVEL is FANTASTIC with it's LARGE MEDIA ROOM, WET BAR, GAMES ROOM, BUILT IN WINDOW SEATING, 2 ADDITIONAL LARGE BEDROOMS, spaciouly luxurious 3 PIECE BATH and ample storage to tuck away seasonal items! From here walkout onto your aggregate patio to enjoy the expansive yard and fresh air. This incredible property is truly magnificent in it's floorplan design and serene cul de sac location high atop of the Country Hills Golf Course where EXTRAORARY VIEWS, MANICURED GOLF COURSE GROUNDS, A SWANKY CLUB HOUSE, CITY LIGHTS AND STAR GAZING are all part of one sublime package! COME SEE.....

Built in 1998

## **Essential Information**

MLS® #	A2231307
Price	\$1,389,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,855
Acres	0.20
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	53 Panorama Hills Circle Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4T5

### Amenities

Amenities	None
Parking Spaces	6
Parking	Double Garage Attached, Additional Parking, Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, On Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Breakfast Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, French Door, Granite Counters, Skylight(s), Soaking Tub, Storage, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Garburator, Garage Control(s), Gas Range, Humidifier, Range Hood, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Family Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard, Barbecue
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Rectangular Lot, City Lot, Close to Clubhouse, Cul-De-Sac, Few Trees, On Golf Course, Interior Lot, Level, No Neighbours Behind, Private, Street Lighting, Underground Sprinklers, Views
Roof	Cedar Shake
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	57
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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