

# \$1,488,888 - 1161 Panorama Hills Landing Nw, Calgary

MLS® #A2235380

**\$1,488,888**

4 Bedroom, 4.00 Bathroom, 3,143 sqft

Residential on 0.18 Acres

Panorama Hills, Calgary, Alberta

Some homes whisper when you walk in. This one tells a story.

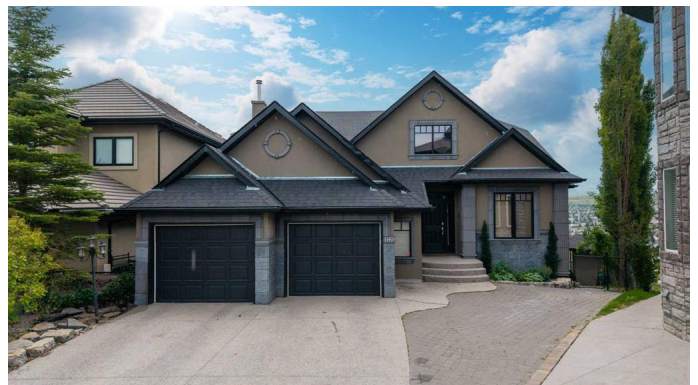
Perched high on a ridge with sweeping views of the golf course, Calgary skyline, and the Rocky Mountains, this estate home is equal parts sanctuary and statement. With nearly 5,000 sq ft of fully developed walkout living space, it's designed for those who value refined details and crave deep connection to light, nature, family, and the quiet rhythms of everyday life.

Step into a dramatic double-height foyer and a great room bathed in natural light beneath soaring ceilings. The fireplace anchors the space, an invitation to gather and unwind. The formal dining room sets the stage for unforgettable evenings, while the cozy breakfast nook, complete with built-in window seat, captures the morning sun like it was made just for you.

The kitchen blends function and luxury: Sub-Zero fridge, Electrolux double ovens, 5-burner Dacor gas cooktop, granite island, butler's pantry, deep sinks, wine storage, and a casual dining area that naturally becomes the home's heartbeat.

The main-floor primary suite is a private retreat with a steam shower, jetted tub, dual vanities, and a boutique-style walk-in closet. A nearby powder room adds everyday convenience, especially during gatherings.

Upstairs features two spacious bedrooms and a versatile bonus room, perfect for guests, teens, or a cozy escape.



The walkout basement is a true extension of the home—not an afterthought. Highlights include a double-sided stone fireplace, home theatre with projector, wet bar, full gym, an additional bedroom and bath, and generous storage for the treasures of daily life.

Outdoors, effortless living awaits: firepit, three natural gas lines for BBQ or patio heaters, garden lighting, sprinklers, and an integrated indoor-outdoor sound system. Summer evenings are especially magical as the sun sets behind the mountains and music flows softly through the yard.

Additional features include: central vacuum system with attachments, Miele washer and dryer, air conditioning, in-floor heating, water softener, oversized hot water tanks, full music system, a new roof, and a heated, oversized double garage with built-in storage.

Quiet, elevated, and ideally located close to schools, golf, fitness, shopping, and miles of scenic pathways.

This isn't just a home, it's a place to live with meaning, elegance, and ease. Once you step inside, you'll understand why nothing else compares.

Schedule your private viewing today and experience what it means to come home to something truly extraordinary.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235380    |
| Price          | \$1,488,888 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,143       |
| Acres          | 0.18        |
| Year Built     | 2004        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1161 Panorama Hills Landing Nw |
| Subdivision | Panorama Hills                 |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3K5P2                         |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Recreation Facilities                                                                                                        |
| Parking Spaces | 6                                                                                                                            |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Off Street, On Street, Enclosed |
| # of Garages   | 2                                                                                                                            |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Jetted Tub, Master Downstairs, Track Lighting |
| Appliances        | Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator, Double Oven, Electric Water Heater, Water Softener                                                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                                                                   |
| Fireplaces        | Gas, Insert, Mantle, Basement, Brick Facing, Great Room, Stone                                                                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                                                                                            |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard, Storage, Permeable Paving |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                                                                                                                                                              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Underground Sprinklers, Views, City Lot, On Golf Course, Yard Lights |
| Roof            | Asphalt Shingle                                                                                                                                                                                                              |
| Construction    | Stone, Stucco, Wood Frame                                                                                                                                                                                                    |
| Foundation      | Poured Concrete                                                                                                                                                                                                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 1               |
| Zoning         | R-G             |
| HOA Fees       | 100             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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