

**1161 Panorama Hills Landing NW
Calgary, Alberta**

MLS # A2235380



\$1,488,888

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,143 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees, Front Yard, Fenced Backyard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

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.