



**GRASSROOTS**  
REALTY GROUP

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## 16 Panorama Hills Cove NW Calgary, Alberta

**MLS # A2219809**



# \$769,900

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,403 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Range Hood x2, Electric Range x2, Dishwasher x2, Refrigerator x2, Washer, Dryer		

LARGE BUNGALOW IN PANORAMA ESTATES WITH WALKOUT BASEMENT - TOTAL OF 2600+SQFT LIVING SPACE - POLY B HAS BEEN REPLACED - BASEMENT SEPARATED IN 2 SECTIONS: ILLEGAL SUITE (MORTGAGE HELPER) IN ONE SECTION AND ANOTHER SECTION FOR YOUR PERSONAL USE - TANKLESS HOT WATER & HIGH EFFICIENCY FURNACE - LARGE 30'5 BY 7'0 WRAP AROUND DECK WITH STUNNING VIEWS & 31'0 X 7'0 PATIO - OVERSIZED DOUBLE GARAGE - EXTENDED DRIVEWAY - UPDATED ROOF (2023) - VAULTED CEILINGS - ROLL SHUTTERS ON BASEMENT WINDOWS FOR ADDED SECURITY - Perfect location in a quiet cul-de-sac with amazing curb appeal & RIGHT BY A WALK PATH WITH GREEN SPACE. The foyer with HIGH & VAULTED CEILINGS welcomes you into this Open Floorplan Concept Home. On the main level, you will find an office (CAN BE USED AS THE 5TH BEDROOM IF NEEDED), dining with access to your deck, family room with VAULTED CEILINGS AND FIREPLACE, 2 bedrooms and 2 FULL baths (ensuite included). The kitchen is well equipped with stainless steel appliances, corner pantry and a kitchen island with breakfast bar. Of the 2 bedrooms, 1 is Master that comes with a 5 PC ENSUITE, W.I.C & SLIDING DOORS THAT GIVE YOU DIRECT ACCESS TO THE DECK!!! The FINISHED WALKOUT BASEMENT boasts 2 SECTIONS: AN ILLEGAL SUITE THAT MAKES FOR A SOLID MORTGAGE HELPER AND YOUR VERY OWN PERSONAL SECTION THAT IS SEPARATED FROM THE SUITE. The illegal suite offers a FULL BATH, FULL KITCHEN, 2 BEDROOMS, DINING WITH ACCESS TO YOUR PATIO AND A REC/LIVING AREA WITH FIREPLACE. In the personal section of the basement, you have a REC ROOM that you can design / furnish to your liking, storage

room and spacious utility room! The East Facing Backyard is perfect for enjoying your morning coffee with a nice view of the green space. Panorama Hills is a well desired neighborhood in Calgary - it has easy access to schools, multiple shopping centres, Vivo for Healthier Generations (health facility), Country Hills Golf Club and more!!! HOMES LIKE THIS DO NOT COME AROUND MUCH - CALL YOUR FAVOURITE REALTOR FOR A VIEWING TODAY!