



GRASSROOTS
REALTY GROUP

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**178, 10888 Panorama Hills Boulevard NW
Calgary, Alberta**

MLS # A2232891



\$599,000

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,321 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garage Controls & Opener

Welcome to this beautifully maintained 18+ villa, offering the ideal space to comfortably age in place. With over 2,000 sq ft of fully developed living space, this home blends thoughtful design with timeless finishes in a prime location. As you enter, you are greeted by rich hardwood flooring that runs throughout the main level, setting a warm and elegant tone. The open-concept layout offers a bright and inviting living room, highlighted by a vaulted ceiling, cozy fireplace, and a large window that welcomes natural light throughout. The kitchen is both functional and inviting, featuring a central island, ample cabinetry, a pantry, and a sunny eat-in nook. It flows seamlessly into the formal dining room, perfect for hosting family and friends. The main level also includes a versatile den or home office complete with a built-in Murphy bed. The spacious primary suite offers a peaceful retreat with large windows, a walk-in closet, and a well-appointed ensuite featuring a soaker tub and walk-in shower. You will also appreciate the convenience of main floor laundry and a second full bathroom. The fully finished basement expands your living space with a large family room, an additional 2-piece bathroom, and plenty of room for hobbies, games, or entertaining. Outside, enjoy your private patio, perfect for a quiet morning coffee or relaxing evening. With central air conditioning, a double attached garage and the ease of low-maintenance living, this home offers comfort in every season. Ideally located just minutes from a golf course, shopping, restaurants, and recreation, this villa truly delivers the best of lifestyle and location.