



**182, 10888 Panorama Hills Boulevard NW
Calgary, Alberta**

MLS # A2278022



\$617,000

Division:	Panorama Hills		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,327 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No		

Heating:	Central, High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 515
Basement:	Full	LLD:	-
Exterior:	Brick, Other, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the sought-after neighbourhood of Panorama Hills in NW Calgary. This townhome/bungalow in the adult (+18) community of Emerald Park is an ideal fit both location and convenience-wise for those with busy lifestyles. With 2,500sq. ft. of living space, a fully developed lower level, 4 bedrooms, 3 bathrooms, a front-facing insulated attached double garage, and numerous upgrades, this is the ideal home. The main level is an open floor plan and boasts warm, solid hardwood floors throughout with linoleum in the kitchen. Adjacent and to the left of the foyer is a bedroom which could be utilized as a home office. The dining room is sizeable and highlights a tray ceiling. Down the hall is the cozy, well-windowed (bow window) living room with a charming, tiled gas fireplace. The kitchen is a study in efficiency. Sleek, white cabinets and pantry, matching tiled backsplash, white quartz countertops, Blanco double sink newer white appliances, an island/breakfast bar and an induction range with convection oven. The breakfast nook also features a bow window flooding the main level with tons of natural light. The roomy primary bedroom has a good-sized closet and a handy 4-pc. ensuite with quartz countertop. The main level is completed with a 3-pc. bath and a laundry room cleverly hidden behind fitted doors. Moving to the fully finished, carpeted and well-designed lower level, enter a large and comfy rec room and two additional large bedrooms, both with substantial closet space. A 4-pc. bath, utility room and storage space finish the lower level. Admittance to the rear, railed, and very private (no neighbours in the back) deck is via the living room. The deck is ready for barbeque season with the benefit of a gas line. Access to everything is an understatement regarding location. At the junction of Panorama Hills and Country Hills Boulevard and the numerous

shopping centers and restaurants, close to Stoney Trail, various schools, day homes and churches, Nose Creek Park, Country Hills Golf Club, Cross Iron Mills and Calgary International Airport. Take note of how well this home has been cared for and the many upgrades and improvements, i.e. the kitchen, new garage door, water softener and heater, new furnace and the valuable additions of central air conditioning and central vac. Also consider the convenience of common area maintenance by a professional property manager. Do call for your private tour to avoid missing out on this great opportunity.