



**9 Panorama Hills Manor NW  
Calgary, Alberta**

**MLS # A2160425**



**\$890,909**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,066 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Landscaped, On Golf Course		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, No Smoking Home		

**Inclusions:** N/A

Welcome to 9 Panorama Hills Manor NW, a stunning former show home nestled in the prestigious Estate area of Panorama Hills. This two-storey gem boasts 4 spacious bedrooms, 3 full bathrooms, and a double attached garage, offering ample space and convenience for your family. Step inside to discover an open-concept main floor designed for modern living. The high ceilings create an airy and inviting atmosphere, accented with a gas fireplace makes this space perfect for entertaining or relaxing. The kitchen nook leads to a newly installed vinyl deck with elegant glass panels, providing an unobstructed view of downtown Calgary's skyline—ideal for morning coffee or evening relaxation. The master bedroom is a true retreat, featuring a luxurious jetted tub and a walk-in closet that offers plenty of storage. Every detail in this home has been carefully considered, from the upgraded Mystique roof with laminated fiberglass shingles installed in August 2019 to the TRANE 3-ton central air conditioner, newly installed in June 2024, with a 10-year transferable manufacturer warranty for peace of mind. The fully developed walk-out basement offers even more living space, complete with a stunning view of the Country Hills Golf Club and downtown Calgary. With its separate entrance, two bedrooms and a full bath the lower level holds incredible potential to be suited, offering versatility for extended family living or rental opportunities. Outside, the mature, fully landscaped backyard is your private oasis. Equipped with a sprinkler system, maintaining this lush space is a breeze. Located in a quiet neighborhood, this property combines comfort, luxury, and convenience in one exceptional package. Don't miss this rare opportunity to own a piece of Panorama Hills' finest real estate. This home is truly a must-see! It's a gem, you won't be sorry after

making this your next home!