



**GRASSROOTS**  
REALTY GROUP

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**111 Panorama Hills Road NW  
Calgary, Alberta**

**MLS # A2162615**



**\$998,888**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,415 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub		
<b>Inclusions:</b>	none		

Total of 6 bedrooms super clean 3411 sq. ft. home - backing on to Country Golf Club Course is perfect to raise a growing family or entertain friends. GORGEOUS soaring 18' foot ceilings great room with custom boarder and build in media center. Gourmet island kitchen with new Granite counter tops, miles of maple cabinetry, ceramic floorings, and a sunny eating nook overlooking the private Country Golf Club course. Walk out to the maintenance free, SW deck overlooking the ponds and grounds. 4 bedrooms upstairs with huge master room with walk-in closet and 4 piece ensuite. Basement is fully finished with 2 huge bedrooms, 4 pc bath, & media/ games room. New Hardwood Floor, New Carpet, Fresh coat of paint. Move in condition. Won't be disappointed, call your own Realtor today for your private viewing.