



**12 Panorama Hills Cove NW
Calgary, Alberta**

MLS # A2169031



\$775,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,786 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Here is a rare chance to own a beautiful 2 story home in a quiet CUL DE SAC and with incredible views from main floor up to the master bedroom, enjoy the sun, moon and stars line up. There’s a fully finished walkout basement with a full kitchen and laundry room! WOW! The home is very good maintained by the owners. The main level features a spacious guest foyer and a great room open floor plan. The kitchen has an upgraded nice island, a corner pantry, spacious dining room beside enlarged window with full of view and sunshine. Oh, and don’t miss the family room with a gas fireplace and a built-in entertaining unit. A full laundry room locates on the main floor as well. The deck is a perfect entertaining extension of the living area, you will fall in love with the view. The upper level offers 3 large bedrooms, a 4-piece bath, including a master suite complete with walk-in closet and 4-piece ensuite highlighting a large vanity and tub. The walk out basement is fully finished with a 4th bedroom, 4-piece bath, a full kitchen, 2nd laundry room and family/living entertaining areas, it could be a long term or short-term rental income to help on mortgage. The backyard is a true oasis, with its beautiful landscaping and fully fenced. Situated on a quiet street with just steps away from a trail. This beautiful home is close to Panorama Hills schools, parks, bus, recreation center and shopping. Don’t miss out. Book your showing today!