



**GRASSROOTS**  
REALTY GROUP

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**1069 Panorama Hills Landing NW  
Calgary, Alberta**

**MLS # A2204393**



**\$968,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,598 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped, Low Maintenance La		

<b>Heating:</b>	Forced Air	<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>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

\*\*\*\* OPEN HOUSE JUNE 7 /25 1-4PM \*\*\*\*Stunning Walkout Bungalow!!! Backing on to GREEN SPACE AND GOLF COURSE!!! At the main entry, you are greeted with vaulted Ceiling and hardwood floors, formal living room and dining area. The house is flooded with natural light throughout, the kitchen offers ample of storage, skylight, generous size window, a walk through pantry which leads to the double garage and laundry room. The kitchen nook has breath taking views of the golf course and perfectly manicure green space, right behind some trees for your privacy, while enjoying the city's view and rolling hills view. The master bedroom is huge!! Enjoy your personal and relaxing spa! Downstairs there are three more-bedroom, 4-piece bathroom, kitchenette, spacious family room and a fireplace. The walkout basement leads to a low maintenance backyard. Panorama Hills is sought off community, and offers just about everything, walking distance to shopping, restaurant, hockey rinks, recreation centre, parks, pathways, public library, pathways, schools of all levels, public transportation. Two minutes drive to Deerfoot Trail, Stoney Trail, airport and Cross Iron mall is just around the corner.