



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

**MLS # A2205369**



**\$769,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,810 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Don't miss this rare opportunity to own a stunning two-story home nestled in a peaceful cul-de-sac, offering breathtaking views from the main floor all the way up to the master bedroom. Imagine relaxing and enjoying the sun, moon, and stars in your own private oasis! The home has been meticulously maintained by its owners and features a fully finished walkout basement with a complete kitchen and laundry room—perfect for extra living space or rental potential. The main floor welcomes you with a spacious guest foyer leading into an open-concept great room. The kitchen is a chef's dream, featuring a beautiful upgraded island, a corner pantry, and a bright dining area with large windows that allow natural light and sweeping views. The cozy family room with a gas fireplace and built-in entertainment unit creates a perfect space for relaxation. A convenient main-floor laundry room adds to the home's practicality. Step outside to the large deck, an ideal spot for entertaining or unwinding while taking in the spectacular views. The upper level boasts three generously sized bedrooms, a 4-piece bath, and a luxurious master suite with a walk-in closet and a 4-piece ensuite with a spacious vanity and soaking tub. The walkout basement is a true bonus, offering a fourth bedroom, another 4-piece bath, a full kitchen, a second laundry room, and plenty of entertaining space. Whether you're looking for a long-term or short-term rental opportunity, this space provides great potential for supplemental income. This home is conveniently close to schools, parks, bus routes, a recreation center, and shopping. Don't let this opportunity slip by—schedule your showing today!"