

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

**MLS # A2313247**



**\$850,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,075 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	On Golf Course, See Remarks, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	Lawn Mower		

**\*\* CHECK OUT THE 3D TOUR \*\*** Welcome to 9 Panorama Hills Manor NW, in the highly sought after area of Panorama Hills Estates! Located on a quiet cul-de-sac, this property features a fully finished walkout basement, over 3,000 sqft of developed living space, 5 bedrooms, 3.5 bathrooms, and an amazing south exposure view of the golf course & downtown Calgary! As you enter the home, you are greeted with an airy feeling with the vaulted ceilings in the foyer and living room. The main floor offers an open concept layout with a great sized kitchen opening up to the dining nook and living room with double height ceilings. Large windows along the back of the house capture the amazing view and let in tons of natural light. A separate formal dining room, main floor laundry and a 2 piece bathroom finish off this level. Upstairs, you will find 3 bedrooms including the primary suite with a spa like 4 piece ensuite and a huge walk-in closet. The fully finished walkout basement offers an additional two bedrooms, a full bathroom, and a spacious 2nd living room with recessed lighting and engineered hardwood flooring. The fully landscaped backyard includes a sprinkler system and insulated 8' x 10' shed. Other upgrades include central A/C unit(2024), Mystique laminated fiberglass shingle roof(2019), Duradek(2023), new paint(2024). This home is a must see as photos and videos don't do justice! Book your showing today! **\*\*CHECK OUT THE 3D TOUR\*\***