



GRASSROOTS
REALTY GROUP

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178, 10888 Panorama Hills Boulevard NW
Calgary, Alberta

MLS # A2320633



\$549,900

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,313 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 515
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully maintained 18+ villa, ideally located in the sought-after community of Panorama Hills. Offering approximately 2,400 sq. ft. of fully developed living space, this home provides ample room to suit all your lifestyle needs. Upon entry, you're greeted by rich hardwood flooring that flows throughout the main level, creating a warm and elegant ambiance. The open-concept design showcases a bright and inviting living room highlighted by vaulted ceilings, a cozy fireplace, and a large window that fills the space with natural light. The kitchen is both functional and welcoming, featuring a central island, abundant cabinetry, a pantry, and a sunny eat-in nook. It connects seamlessly to the formal dining room—perfect for hosting family gatherings and entertaining guests. A versatile den or home office with a built-in Murphy bed adds flexibility to the main floor layout. The spacious primary suite offers a peaceful retreat, complete with large windows, a walk-in closet, and a well-appointed ensuite featuring a soaker tub and separate walk-in shower. You'll also appreciate the convenience of main-floor laundry and an additional full bathroom. The fully finished basement expands your living space with a generous family room, a two-piece bathroom, and plenty of room for hobbies, games, or entertaining. Outside, the beautiful backyard creates the perfect setting for relaxing or entertaining. With central air conditioning, a double attached garage, and the benefits of low-maintenance living, this home delivers comfort in every season. Recent upgrades include a new hot water tank, new roof, and new eavestroughs. Located just steps from golf course, and minutes from shopping, dining, and recreation, this exceptional villa truly offers the best of lifestyle and location. Don't miss this opportunity—book your private showing today!

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