



121, 10888 Panorama Hills Boulevard NW
Calgary, Alberta

MLS # A2326389



\$599,900

Division:	Panorama Hills		
Type:	Residential/Other		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,306 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, On Golf Course		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 515
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Storage		

Inclusions: Window Coverings (as-is), Alarm Equipment

Welcome to this beautifully located 18+ Villa boasting a private, quiet location backing onto trees and the golf course. With over 2500 ft² of living space, this is an easy home to downsize into. The main floor is spacious and enhanced with natural light. A welcoming foyer greets you. To the left is a flex room that could be used as a bedroom, guest room, home office or a quiet retreat. The open concept kitchen has a window above the sink and offers a pantry and island - open to both the adjacent breakfast nook for morning coffees or casual meals and the dining room which will accommodate your dining furniture for family gatherings. The well sized living room has large windows and a gas fireplace. Your large deck can be accessed from this space as well. The primary bedroom has ample closet space and a 4 piece ensuite. A powder room is nicely tucked away and main floor laundry offers convenience. The lower level is completely finished with a huge recreation/family room with second fireplace, a well sized bedroom, full bath and excellent storage options. The covered concrete patio is a nice retreat from the heat - accessed from the family room. This attractive home also provides you with an attached double garage with room to park on the driveway AND visitor parking across from the home. Be sure to ask your favourite realtor to book you a private viewing. You'll be glad you did!