



THE
A-TEAM

**RE/MAX
FIRST**

9 PANORAMA HILLS Manor, Calgary T3K 5K6

MLS® #: **A2096274** Area: **Panorama Hills** Listing Date: **12/02/23** List Price: **\$878,000**
Status: **Active** County: **Calgary** Change: **-\$20k, 26-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**
Lot Information
Lot Sz Ar: **5,100 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,968**
Low Sqft:
Ttl Sqft: **1,968**

DOM

169
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Irregular Lot,Landscaped,Underground Sprinklers**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Bar Fridge,Electric Cooktop,Electric Oven,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Garburator,Microwave,Range Hood,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Jetted Tub,No Smoking Home**
Utilities:

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`6" x 19`0"	Living Room	Main	16`6" x 14`0"
Dining Room	Main	14`6" x 10`0"	Bedroom - Primary	Second	14`2" x 14`8"
Bedroom	Second	11`0" x 10`3"	Bedroom	Second	10`8" x 10`0"
Bedroom	Basement	12`3" x 13`4"	Bedroom	Basement	9`10" x 7`10"
Family Room	Basement	13`8" x 16`3"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"			

Title:		Zoning:	
Fee Simple		R1	
Legal Desc:	0010514		

Pub Rmks:	<p>For additional information, please click on Brochure button below. Wow, three key reasons for buying this property: spectacular view of the Rocky Mountains, fantastic view of the Calgary's downtown skyline, walk-out view of one of the best and most beautiful golf courses. Former show home by Elite, offering a two-story home with a fully developed walkout basement totaling 2,547 SF of living space. 5 bedrooms, 3 full bathrooms plus half bath/powder room. Main floor has an open space design with family room featuring high ceiling, kitchen combined with a nook area, separate dining room, and main level laundry room, with access direct to double car attached garage. The developed walkout level offers two bedrooms, a full size bathroom, and a large size family/game room with lots recessed pot lights and engineered hardwood flooring throughout. The backyard is mature and fully lawned with an underground sprinkler system, with an added 8ft x 10ft garden shed insulated. Based on location, location and location; this property in the estate area of Panorama Hills and in a cul-de-sac is priced to sell.</p>
Inclusions:	n/a
Property Listed By:	Easy List Realty

TOTAL = 1,968 SQ. FT.

OPTIONAL WOOD DECK
20'-0" X 10'-0"

COUNTRY KITCHEN
14'-8" X 19'-0"
PLANT LEDGE ABOVE
RAISED SHELF
GAS FIRE PLACE
MICROV. PAN.

FAMILY ROOM
16'-6" X 14'-0"
OPEN TO ABOVE
RAIL 1/2 S
OPEN TO ABOVE

DINING ROOM
14'-5" X 10'-0" + BOX
STAIRS
PLANT LEDGE
OPEN TO BELOW

FOYER
OPEN TO ABOVE
CONC. STES.

GARAGE

MASTER BEDROOM
14'-2" X 14'-5"
1/2 B. WALK
CLO. DRESS
DRESSING
OPEN TO BELOW

BEDROOM #1
11'-0" X 10'-3"

BEDROOM #2
10'-8" X 10'-0"

UPPER FLOOR
938 SQ. FT.

MAIN FLOOR
1030 SQ. FT.







