



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9 PANORAMA HILLS MANOR NW , Calgary T3K 5K6**

MLS®#: **A2160425**      Area: **Panorama Hills**      Listing Date: **08/30/24**      List Price: **\$890,909**  
 Status: **Active**      County: **Calgary**      Change: **None**      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: **2,065**  
 Low Sqft:  
 Ttl Sqft: **2,065**

DOM

**19**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,No Neighbours Behind,Landscaped,On Golf Course**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **High Ceilings,Jetted Tub,No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>57`7" x 4`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`6" x 9`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`3" x 14`3"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>13`0" x 12`9"</b>
<b>Office</b>	<b>Second</b>	<b>10`9" x 11`6"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Breakfast Nook</b>	<b>Main</b>	<b>14`9" x 10`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`3" x 6`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`2" x 6`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`10" x 7`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`1" x 19`1"</b>

Walk-In Closet  
Bedroom  
Game Room

Second  
Basement  
Basement

9`6" x 5`7"  
12`4" x 13`8"  
13`8" x 17`2"

3pc Bathroom  
Bedroom  
Storage

Legal/Tax/Financial

Basement  
Basement  
Basement

11`2" x 7`0"  
9`5" x 8`9"  
20`10" x 8`10"

Title:  
Fee Simple  
Legal Desc:

0010514

Zoning:  
R1

Remarks

Pub Rmks:

Welcome to 9 Panorama Hills Manor NW, a stunning former show home nestled in the prestigious Estate area of Panorama Hills. This two-storey gem boasts 4 spacious bedrooms, 3 full bathrooms, and a double attached garage, offering ample space and convenience for your family. Step inside to discover an open-concept main floor designed for modern living. The high ceilings create an airy and inviting atmosphere, accented with a gas fireplace makes this space perfect for entertaining or relaxing. The kitchen nook leads to a newly installed vinyl deck with elegant glass panels, providing an unobstructed view of downtown Calgary's skyline—ideal for morning coffee or evening relaxation. The master bedroom is a true retreat, featuring a luxurious jetted tub and a walk-in closet that offers plenty of storage. Every detail in this home has been carefully considered, from the upgraded Mystique roof with laminated fiberglass shingles installed in August 2019 to the TRANE 3-ton central air conditioner, newly installed in June 2024, with a 10-year transferable manufacturer warranty for peace of mind. The fully developed walk-out basement offers even more living space, complete with a stunning view of the Country Hills Golf Club and downtown Calgary. With its separate entrance, two bedrooms and a full bath the lower level holds incredible potential. Outside, the mature, fully landscaped backyard is your private oasis. Equipped with a sprinkler system, maintaining this lush space is a breeze. Located in a quiet neighborhood, this property combines comfort, luxury, and convenience in one exceptional package. Don't miss this rare opportunity to own a piece of Panorama Hills' finest real estate. This home is truly a must-see! It's a gem, you won't be sorry after making this your next home!

Inclusions:  
Property Listed By:

N/A  
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











