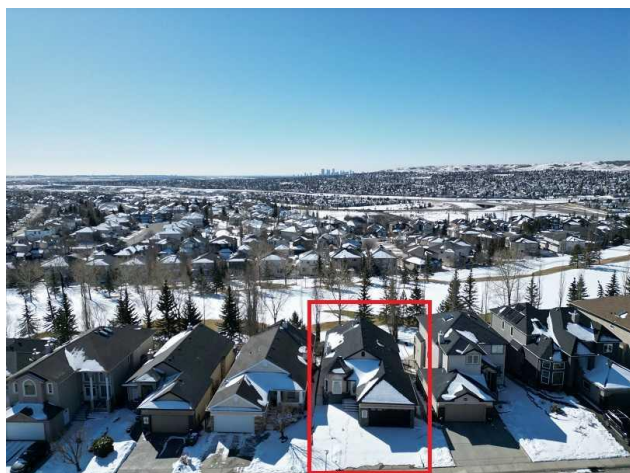


1069 PANORAMA HILLS Landing, Calgary T3K 5M7

MLS® #: **A2204393** Area: **Panorama Hills** Listing Date: **03/24/25** List Price: **\$1,018,000**
 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: **5,166 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,597**
 Low Sqft:
 Ttl Sqft: **1,597**

DOM

24
 Layout
 Beds: **4 (1 3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Backs on to Park/Green Space, Greenbelt, Landscaped, Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Rectangular Lot, Street Lighting, Treed, Views
Double Garage Detached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, Private Entrance, Private Yard**

Construction: **Brick, Stucco**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
 Int Feat: **Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`0" x 13`0"	Living Room	Main	14`0" x 14`11"
Breakfast Nook	Main	8`4" x 9`0"	Bedroom - Primary	Main	14`11" x 12`5"
5pc Ensuite bath	Main	8`9" x 10`2"	Walk-In Closet	Main	4`10" x 8`10"
Balcony	Main	7`8" x 20`5"	Dining Room	Main	12`6" x 10`0"
Office	Main	10`0" x 11`5"	Entrance	Main	8`3" x 9`5"

2pc Bathroom
Laundry
Furnace/Utility Room
Bedroom
4pc Bathroom
Kitchenette

Main
Main
Basement
Basement
Basement
Basement

3`0" x 7`9"
7`1" x 5`6"
11`8" x 7`0"
11`11" x 12`9"
8`1" x 8`5"
7`6" x 8`0"

Mud Room
Pantry
Bedroom
Bedroom
Family Room

Main
Main
Basement
Basement
Basement

8`11" x 3`5"
7`4" x 6`1"
12`9" x 10`8"
16`5" x 11`11"
17`2" x 31`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0013281

Zoning:
R-G

Remarks

Pub Rmks:

Stunning Walkout Bungalow!!! Backing on to GREEN SPACE AND GOLF COURSE!!! At the main entry, you are greeted with vaulted Ceiling and hardwood floors, formal living room and dining area. The house is flooded with natural light throughout, the kitchen offers ample of storage, skylight, generous size window, a walk through pantry which leads to the double garage and laundry room. The kitchen nook has breath taking views of the golf course and perfectly manicure green space, right behind some trees for your privacy, while enjoying the city's view and rolling hills view. The master bedroom is huge!! Enjoy your personal and relaxing spa! Downstairs there are three more-bedroom, 4-piece bathroom, kitchenette, spacious family room and a fireplace. The walkout basement leads to a low maintenance backyard. Panorama Hills is sought off community, and offers just about everything, walking distance to shopping, restaurant, hockey rinks, recreation centre, parks, pathways, public library, pathways, schools of all levels, public transportation. Two minutes drive to Deerfoot Trail, Stoney Trail, airport and Cross Iron mall is just around the corner.

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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











