



THE
A-TEAM

**RE/MAX
FIRST**

12 PANORAMA HILLS Cove, Calgary T3K 5H9

MLS® #: **A2205369**

Area: **Panorama Hills**

Listing Date: **03/24/25**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **4,929 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, Pie Shaped Lot, Views**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,810**
Low Sqft:
Ttl Sqft: **1,810**

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Asphalt, Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`7" x 11`10"
Living Room	Main	13`5" x 15`2"
Bedroom	Second	9`5" x 7`9"
Bedroom	Second	10`0" x 10`9"
Kitchen	Basement	8`8" x 7`6"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"

Room	Level	Dimensions
Breakfast Nook	Main	11`11" x 8`1"
Dining Room	Main	9`3" x 12`11"
Bedroom - Primary	Second	13`4" x 17`4"
Family Room	Basement	12`7" x 26`5"
Bedroom	Basement	8`6" x 11`3"
4pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

9912830

Remarks

Pub Rmks: **Don't miss this rare opportunity to own a stunning two-story home nestled in a peaceful cul-de-sac, offering breathtaking views from the main floor all the way up to the master bedroom. Imagine relaxing and enjoying the sun, moon, and stars in your own private oasis! The home has been meticulously maintained by its owners and features a fully finished walkout basement with a complete kitchen and laundry room—perfect for extra living space or rental potential. The main floor welcomes you with a spacious guest foyer leading into an open-concept great room. The kitchen is a chef's dream, featuring a beautiful upgraded island, a corner pantry, and a bright dining area with large windows that allow natural light and sweeping views. The cozy family room with a gas fireplace and built-in entertainment unit creates a perfect space for relaxation. A convenient main-floor laundry room adds to the home's practicality. Step outside to the large deck, an ideal spot for entertaining or unwinding while taking in the spectacular views. The upper level boasts three generously sized bedrooms, a 4-piece bath, and a luxurious master suite with a walk-in closet and a 4-piece ensuite with a spacious vanity and soaking tub. The walkout basement is a true bonus, offering a fourth bedroom, another 4-piece bath, a full kitchen, a second laundry room, and plenty of entertaining space. Whether you're looking for a long-term or short-term rental opportunity, this space provides great potential for supplemental income. This home is conveniently close to schools, parks, bus routes, a recreation center, and shopping. Don't let this opportunity slip by—schedule your showing today!"**

Inclusions:
Property Listed By: **n/a**
First Place Realty

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









