



10888 Panorama Hills Boulevard Calgary Alberta

\$617,000

Welcome to the sought-after neighbourhood of Panorama Hills in NW Calgary. This townhome/bungalow in the adult (+18) community of Emerald Park is an ideal fit both location and convenience-wise for those with busy lifestyles. With 2,500sq. ft. of living space, a fully developed lower level, 4 bedrooms, 3 bathrooms, a front-facing insulated attached double garage, and numerous upgrades, this is the ideal home. The main level is an open floor plan and boasts warm, solid hardwood floors throughout with linoleum in the kitchen. Adjacent and to the left of the foyer is a bedroom which could be utilized as a home office. The dining room is sizeable and highlights a tray ceiling. Down the hall is the cozy, well-windowed (bow window) living room with a charming, tiled gas fireplace. The kitchen is a study in efficiency. Sleek, white cabinets and pantry, matching tiled backsplash, white quartz countertops, Blanco double sink newer white appliances, an island/breakfast bar and an induction range with convection oven. The breakfast nook also features a bow window flooding the main level with tons of natural light. The roomy primary bedroom has a good-sized closet and a handy 4-pc. ensuite with quartz countertop. The main level is completed with a 3-pc. bath and a laundry room cleverly hidden behind fitted doors. Moving to the fully finished, carpeted and well-designed lower level, enter a large and comfy rec room and two additional large bedrooms, both with substantial closet space. A 4-pc. bath, utility room and storage space finish the lower level. Admittance to the rear, railed, and very private (no neighbours in the back) deck is via the living room. The deck is ready for barbeque season with the benefit of a gas line. Access to everything is an understatement regarding location. At the junction of Panorama Hills and Country Hills Boulevard and the numerous shopping centre...

4pc Bathroom 5.00 Ft x 8.17 Ft

Bedroom 14.58 Ft x 17.08 Ft

Bedroom 13.67 Ft x 17.92 Ft

Recreational, Games room 15.50 Ft x 27.33 Ft

Bedroom 11.17 Ft x 11.08 Ft

Breakfast 10.75 Ft x 7.25 Ft

Dining room 13.00 Ft x 13.75 Ft

Kitchen 9.67 Ft x 10.42 Ft

Listing Presented By:



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Furnace 10.50 Ft x 20.08 Ft

3pc Bathroom 6.08 Ft x 8.17 Ft

4pc Bathroom 9.00 Ft x 10.08 Ft

Living room 14.50 Ft x 13.58 Ft

Primary Bedroom 14.25 Ft x 11.58 Ft