



GRASSROOTS
REALTY GROUP

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18 Panora View NW Calgary, Alberta

MLS # A2213875



\$695,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,750 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.64 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Wet Bar		

Inclusions: None

Welcome to this beautiful, over 2300 sq ft Cardel built two-story home located on a quiet street. It features 3 bdrm, 3.5 baths, a bonus room, a fully finished basement in the Excellent NW community of Panorama Hills. The main offers a lovely entrance with a closet, 2-piece bath, 9-foot ceilings throughout, speakers, a white kitchen with granite counters, SS appliances, a kitchen island with seating, and plenty of counter and storage space. The dining area will fit a large table, and the living room has a cozy gas fireplace for cold evenings. Walk out onto the 12 x 13 ft deck and enjoy a peaceful, quiet evening BBQING, looking onto your private fenced yard and green lawn. The upper floor boasts three bedrooms, 2 baths, and a bonus room. The primary bdrm features a 4-piece ensuite bath and a 9 x 5 ft closet. Laundry is also located upstairs. The lower floor is fully finished, bright and modern with a wet bar in the family room, 3 3-piece bathroom with a dual flush. A large shed is included, the garage is ex high at 11'6. Conveniently situated, minutes to parks, ravine, pathways, schools, Park & Ride, Superstore, VIVO Recreation Centre, Stoney Trail, Country Hills Blvd & Deerfoot Trail. Don't miss out on this beautiful home,