



**GRASSROOTS**  
REALTY GROUP

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**46 Panora Street NW**  
**Calgary, Alberta**

**MLS # A2229887**



**\$595,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,449 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this stunning and meticulously maintained two-storey single-family home, ideally situated on a quiet street in the heart of Panorama Hills. Boasting 4 spacious bedrooms, 3.5 bathrooms, and a fully finished basement, this home delivers the perfect balance of style, comfort, and functionality—ideal for families, first-time buyers, or savvy investors. Step inside to discover 9-foot ceilings and a bright, open-concept main floor enhanced by large windows and stylish laminate flooring throughout. The front living space is versatile—it can be used as a formal sitting room or transformed into a home office to suit your needs. The gourmet kitchen is a chef’s dream, featuring a large island, rich dark custom cabinetry, a designer backsplash, quartz countertops, and the rare convenience of both a gas and an electric stove. Upstairs, the generous primary suite offers a private ensuite, while two additional bedrooms provide ample closet space and share a full bathroom. The fully finished basement includes a fourth bedroom, a 3-piece bathroom, and a spacious recreation room—ideal as a guest suite, home theatre, or play area. An oversized double detached garage adds extra value with plenty of room for parking and storage. Perfectly located within walking distance to Buffalo Rubbing Stone School, Save-On-Foods, Tim Hortons, local parks, and public transit, and just minutes from Stoney Trail, this move-in-ready gem combines comfort, convenience, and pride of ownership.