



GRASSROOTS
REALTY GROUP

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72 Panora View NW
Calgary, Alberta

MLS # A2237470



\$675,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,821 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions: N/A

OPEN HOUSE SAT, AUG 2 at 1-3:30PM & SUN, AUG 3 at 1-4PM Welcome to this immaculate and beautifully updated two-story family home, ideally located in the sought-after community of Panorama Hills! Thoughtfully refreshed with fresh paint throughout, brand-new carpet, a new roof and partial new siding, this home offers comfort and style! The main floor features a bright and open layout with gleaming hardwood floors and a welcoming living room centered around a cozy fireplace. The kitchen is perfect for everyday living and entertaining alike, boasting rich cabinetry, ample counter space, a generously sized island, and a newer refrigerator and dishwasher. A spacious dining area opens directly to the deck, overlooking the fully landscaped backyard, ideal for summer barbecues and outdoor play. Also on the main level is a convenient mudroom with laundry and a two-piece powder room. Upstairs, a sunlit and oversized bonus room offers flexible living space, separated from the three well-proportioned bedrooms. The primary suite is a true retreat, complete with a walk-in closet and a 4-piece ensuite featuring a relaxing soaker tub and separate shower. The basement is unspoiled and includes two windows and roughed-in plumbing, ready for your personal touch. Additional recent upgrades include a new washer and dryer, newer central air conditioning, and a newly extended concrete driveway, providing extra parking and improved curb appeal. All of this is just minutes from shopping, restaurants, schools, transit, parks, and recreation. This move-in-ready home combines convenience, modern updates, and timeless appeal—don't miss it!