



**GRASSROOTS**  
REALTY GROUP

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**95 Panora Square NW**  
**Calgary, Alberta**

**MLS # A2240360**



**\$564,999**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

New installed roof and vinyl siding of both property and garage. Bright, open, clean; fall in love with this gorgeous home on quiet Panora Square. A wide front porch and lovely landscaping are inviting; the living area looks out over a peaceful park. The spacious kitchen features granite counters and stainless-steel appliances as well as an eat up island. Extra closet space, a pantry, and a main floor powder room are added conveniences. Upstairs, a large master offers an ensuite and walk-in closet. Two more spacious bedrooms with walk-in closets, another bathroom, and upstairs laundry are an ideal family layout. An unfinished basement has electrical installed and is ready for your development ideas. Additional upgrades include a gas line to the back deck and additional line roughed-in for future gas stove as well as extra drainage installed around the home. In the yard, beautifully maintained grass, raspberry bushes, and raised vegetable garden beds off the large deck leave plenty of space to build your dream garage over the parking pad! A multi-zone sprinkler system with drip and spray options is set to automatically water the garden, berries and hanging baskets, so you'll always have a gorgeous outdoor space. This home is walking distance to shopping and the community features a water park and walking paths. Call or message to book the showing.