



**GRASSROOTS**  
REALTY GROUP

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**280 Panora Close  
Calgary, Alberta**

**MLS # A2245624**



**\$689,500**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,636 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

<b>Inclusions:</b>	N/A
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Front Garage 3-Bedroom Home in Desirable Panorama Hills! Situated on a quiet street in the prestigious Panorama Hills community, this well-maintained 3 bed, 2.5 bath home offers a bright and functional layout. Enjoy a spacious family room with a cozy gas fireplace, a large kitchen with island and ample counter space, plus a sunny dining nook that opens to an open deck. Upstairs features a bonus room and 3 generous bedrooms. Includes a front-attached double garage, laundry, and an unfinished basement ready for your future development. Close to parks, schools, shopping, and transit—this is an ideal family home in a prime location!