



GRASSROOTS
REALTY GROUP

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**496 Panora Way NW
Calgary, Alberta**

MLS # A2253626



\$789,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,123 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Lawn, Private, Fenced		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage

Inclusions: Garage shelf & Filing Cabinet Basement Suite :Fridge, Stove, Hood Fan, Washer, Dryer, Wardrobe Closet.

OPEN HOUSE SATURDAY SEPT. 6 Th. 12:30 To 3 :30 P.M. : LEGAL WALK-OUT BASEMENT SUITE *** Home FACES LARGE PARK*** LIST PRICE IS \$38,100 BELOW City ASSESSED VALUE *** WOW***Stunning Kitchen with Tall Cabinets ,Granite countertops, Stainless Steel Appliances,Big Island ,and walk-in Pantry. Large Dining room with sliding doors to BIG BALCONY . Main floor Den/Office.Hardwood flooring on entire main level and 9 Ft. ceilings .Upper level Large Bonus room ,and laundry room. Big master bedroom ,Master En-suite bathroom with TILE Flooring separate oversize shower,deep Soaker tub,walk-in closet. TWO BEDROOM WALK-OUT LEGAL BASEMENT SUITE with En-suite laundry,and access door to partly covered HUGE WALL to WALL deck in big private fenced backyard. New Roof Shingles, built-in stairs on southside of house for access to backyard and basement suite(NO MUD). Minutes to VIVO Recreation Centre ,Superstore , Stoney Trail Ring Road, Deerfoot Trail, and Airport.