



**GRASSROOTS**  
REALTY GROUP

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**603 Panora Way NW**  
**Calgary, Alberta**

**MLS # A2260620**



**\$699,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,069 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Lawn, Pie Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Stunning Family Home | 2,069 SqFt | Central AC | 4 Bedrooms | 3.5 Bathrooms | Open Floor Plan | High Ceilings | Recessed Lighting | Modern LED Light Fixtures | Granite Countertops | Stainless Steel Appliances | Large Kitchen Island with Barstool Seating | Walkthrough Pantry from Kitchen to Mudroom | Gas Fireplace | Large Windows | Ample Natural Light | Upper Level Family Room & Den | Spacious Bedrooms | Primary Retreat with Spa-Inspired Ensuite Bath | Walk-in Closets in All Bedrooms | Finished Basement | Rec/Entertainment Room | Great Storage | Incredible Backyard | Massive Two-Tiered Composite Deck | Fully Fenced Backyard | Expansive Lawn | Double Front Attached Garage | Driveway | Minutes to CBE Buffalo Rubbing Stone School | Close to All Amenities | Quick Access to Stoney Trail NW. Welcome to your beautiful 2-storey family home boasting 2,910 SqFt of developed living space throughout the main, upper & basement levels. This home has a gorgeous open floor plan, high ceilings, LED lighting, large windows & central AC to keep your home cool in the warm summer months! The front door opens to a foyer with closet storage to keep the space tidy & organized. Move inside to the open floor plan kitchen, dining & living rooms where an abundance of natural light fills the space. The kitchen is outfitted with granite countertops, stainless steel appliances, great cabinet space & centre island with barstool seating. The walkthrough pantry connects the kitchen to the mud room & interior garage door making unloading groceries easy! The door off the kitchen leads to your massive two-tiered deck where you'll enjoy meals outside. The dining room has copious amounts of space for a large table to hold your whole family. The living room is centred with a gas fireplace with windows on either side that look out to the backyard. The main level is complete with a 2pc

bath. Upstairs holds 3 bedrooms all with walk-in closets, a family room, a den & laundry. The primary bedroom is a personal retreat partnered with a 5pc ensuite bath. The ensuite has double vanities, a deep soaking tub, walk-in shower & private washing closet. Bedrooms 2 & 3 each with their own walk-in closet share the main 4pc bath that has a pocket door that separates the sink making it functional for more than one person at a time. The family room is a great addition to your living space! The den upstairs has an arched open doorway adding charm & character to the space. The laundry being upstairs is an added bonus as its near majority of the bedrooms. Downstairs, the finished basement has a rec/entertainment space that can be used as your family sees fit! The bedroom on this level has a walk-in closet & a cheater door to the 4pc bath with a tub/shower combo. The basement has great storage for your seasonal items. Outside is the fully fenced backyard accompanied by the massive deck & lawn. Upgrades include a new hot water tank, furnace, and newly replaced roof and siding. Hurry & book a showing at this incredible home today!