



GRASSROOTS
REALTY GROUP

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**805 Panorama Hills Drive NW
Calgary, Alberta**

MLS # A2283736



\$739,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,174 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Hot tub in backyard, Refrigerator in basement.

Open House Saturday(Feb 7th) 1-3pm. Great value with great location! Southwest backyard just beside the pathway. Ceramic floor entrance, flex room. Elegant formal dining room with cantilever. Open floor plan plus tons of natural lights make your home warm and bright. Spacious kitchen overlooking the great room has oak hardwood flooring. New oversized quartz kitchen island and countertops. Dramatic high ceiling south facing eat-in kitchen nook with lots of windows to exterior deck. The great room has a gas fireplace with built in entertainment shelving. Oak & metal spindle staircase led to upstairs. Bonus room has vaulted ceiling & blade fan and lots of windows. The 3 bedrooms are spacious with a 4pce ensuite in the master bedroom. You will like the corner soaker tub & separate shower stall. Finished basement has a large family room with dry bar, an extra bedroom & a "secret room" for your kids. Roof replaced in 2024. Located just minutes from the Panorama Community Centre, Vivo Recreation Centre, T&T Supermarket, Superstore, playgrounds, schools, and a wide selection of restaurants. Don't miss this opportunity to own this EXCEPTIONAL Home!