GRASSROOTS REALTY GROUP

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36 Panora Way NW
Calgary, Alberta

MLS # A2291941

$538,800

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,440 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Central, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Ceiling fan

Beautiful curb appeal as you walk up to this attached home with full front covered veranda and character accents in Panorama Hills. Walk into this well-appointed open concept main floor with ceramic tiled flooring and warm carpet in the living room. The kitchen boasts dark, rich Maple shaker cabinetry with single level island and granite countertops. Stainless steel appliances (new stove 2023) and upgraded fixtures including a newer Siligranit deep sink (2024) and pendulum lights. Dining area overlooks private back yard. Built in computer/task desk with extra cabinets and matching modern subway backsplash. Main floor was meant for entertaining with great flow and art niche. Upper level includes three bedrooms, all with walk in closets. The primary suite includes a three-piece ensuite that has an oversized walk-in shower. Newer stacked washer and dryer (2025) finish the upper level. The back mud room with brand new door leads to private back yard with deck with gas and lower yard. Double detached garage backing onto alley is bright with south facing windows. Unspoiled basement with newer high efficiency two state furnace (2020) with egress windows awaits your final finishes. Many new upgrades including new roof (2025) new garage door (2025) and new back door (2026). Located just a few steps from park and playground and close to amenities and schools with easy access to Stoney Trail. Your new home awaits your arrival!

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