



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

**MLS # A2303417**



**\$719,800**

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

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

**Inclusions:** Hot tub in backyard, gazebo on deck. All sold as is.

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, garage door and siding replacing have been ordered. You will have brand new roof, garage door and perfect condition sidings. 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!