



**252 Panora Close NW
Calgary, Alberta**

MLS # A2149480



\$675,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Cleared, Cor		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Brick, Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: None

Beautiful 2 story house sitting in a premium location in Panora! Siding onto a huge greenspace & playground. This is a great home for a young growing family. Nicely upgraded and lovingly maintained. You are greeted with dark hardwood floors throughout the main floor, a cozy living room with gas fireplace, built-in niches for a large big screen TV and ledges for your audio systems or family portraits, a dining area off the kitchen and a nice kitchen open to both rooms with light maple cabinets, upgraded black appliances, loads of counter space, a pantry and a handy breakfast bar~perfect for feeding the little ones. Off the eating area is a walk out to the warm southwest backyard. Upstairs is a separate bonus room, two good sized spare bedrooms and a massive Master bedroom with walk in closet & awesome ensuite which has a soaker tub, stand up shower & big window. Lower level is finished with one massive rec room & beautiful 3 piece bathroom. Loads of storage, high efficient furnace & H2O tank, and AC as well. Fantastic accessibility to nearby shopping and amenities, and easy access to both Stoney Trail and Deerfoot. Must see