



**GRASSROOTS**  
REALTY GROUP

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**18 PANORA View NW**  
**Calgary, Alberta**

**MLS # A2154425**



**\$717,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

WELCOME TO YOUR NEW HOME. This Pride-of-Ownership home is in an AMAZING NW community of Panorama Hills mins to parks, ravine, pathways, schools, Park & Ride, Superstore, VIVO Recreation Centre, Stoney Trail, Country Hills Blvd & Deerfoot Trail. This 2-storey Cardel built home offers a unique floorplan over 2300 sqft of living space is located on a quiet street. Main offers 9' ceiling throughout the half bathroom, living room w/ gas FP; gourmet kitchen offers abundance space SS appliances & granite tops; dining area with sliding door opens onto NE 12 ft x 13 ft deck. Upper offers a huge bonus room, a laundry room, a work/office area, full bathroom, 2 large bedrooms & a primary retreat w/ 4-piece ensuite and walkin 9ft x 5ft closet. The developed basement offers a huge family with built in surround sound, bar area & a beautiful 3-piece bathroom. Upgrades include &ndash; 9ft ceiling on main | 8 ceiling mounted speakers w/ volume controls | speaker selector to control the speakers | 12ft x 8ft x 12ft shed | fully landscaped | 11.6ft garage heights. This MOVE IN READY home is waiting for you! Click on the 360 VR Tour link.