



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

171 Panora Way NW
Calgary, Alberta

MLS # A2173201



\$999,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,235 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cleared, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this magnificent 6-bedroom, 5-bathroom home in the sought-after community of Panorama Hills! Boasting over 3000 Sq FT of living space, this stunning residence offers an exceptional blend of luxury and functionality. The main floor features a full bath, office/bedroom, spacious living room, cozy family room, elegant dining room, a convenient spice kitchen, and a double car attached garage. With 9-foot ceilings, abundant natural light, a charming gas fireplace, beautiful hardwood floors, and high-end finishes throughout, every detail exudes quality and craftsmanship. Upstairs, discover 4 bedrooms including 2 master bedrooms, a laundry room, and a versatile bonus room, providing ample space for relaxation and entertainment. The basement, with a separate entrance, houses a 2-bedroom legal suite, offering potential rental income or extra living space for extended family. Situated near major highways for easy commuting, and in close proximity to schools, parks, and shopping centers, this home offers the perfect balance of convenience and tranquility. Additionally, there are two more homes available, with a total of 3 homes being built—all featuring 6 bedrooms, 5 bathrooms, and 2-bedroom legal basement suites. Don't miss this incredible opportunity to own a brand-new home in Panorama Hills, meticulously crafted by custom home builder Looma Homes. Experience the epitome of modern living in a vibrant community where every detail is designed with your comfort and style in mind.