



**GRASSROOTS**  
REALTY GROUP

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**278 Panorama Hills Lane NW**  
**Calgary, Alberta**

**MLS # A2192467**



**\$704,500**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,253 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Garden, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Kitchen Island, Open Floorplan, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** window coverings - Blinds in place, 3 blue bar stools in kitchen

**PRICE REDUCTION!** One of the most affordable homes in community. HOME is PRE- INSPECTED! (report available) Come experience this amazing property is perfect for the growing family or young professionals seeking enough room for home offices with over 3267 square feet of functional space you will have space for all your evolving needs. Entertaining will be a joy in the main level of this home which boasts a front living room, formal dining area, huge family room and MASSIVE kitchen with island for that chef in your family plus a generous pantry. The huge garage offers extra storage with parking for both of the family cars, moving past the landing you will find a modern washer/dryer and your 2 piece bathroom to round out this level of the home. Moving upstairs you will find a large and sun-lit loft area which can be an office space, kids play area, or hobby space drenched in natural light from the 3 large windows across from the 4 piece bathroom that serves the other 2 large bedrooms with ample closet space. Your dream luxury retreat starts in the primary bedroom being able to roll out of bed to have your morning coffee in the sun room area, and then relax in your master en-suite after a long day at work, then you can pick your clothes for a night out on the town from the large walk in closet with enough space for the entire wardrobe. Weekends will be full of BBQ and making memories with friends and family on the back deck and terraced back yard for the garden lover there are large cultivated spaces for growing veggies or perennials. Recent repairs to the home include new cabinet doors, painting, a NEW roof in sept 2024 using 25 year shingles, soffit and flashing repairs. The basement is partially finished and is waiting for your vision to bring it to life. Basement could be converted to a suite by adding a secondary entrance \*subject to approvals and permitting by the city

of Calgary. This home is located in a quiet cul-de sac with lots of parking and is ideally located beside the Coventry hills shopping center, grocery stores, home depot, Canadian tire, restaurants, schools, parks, biking paths, cardel place rec center and much more! Traveling to any destination in Calgary is a short commute with close access to stoney trail, deerfoot trail, 14st NW. Book your showing with your favorite realtor today!