



**GRASSROOTS**  
REALTY GROUP

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**21 Panorama Hills Way NW**  
**Calgary, Alberta**

**MLS # A2198716**



**\$769,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,056 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage, Insu		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot, Sloped Down		

<b>Heating:</b>	Fireplace(s), Forced Air
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bookcases, Jetted Tub, Pantry, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** Fridge Stove Washer Dryer

Newly renovated! This stunning former Shane Home boasts 2056 sq ft of beautifully updated living space. With 3 spacious bedrooms and a finished walkout basement featuring a 2-bedroom illegal suite complete with a cozy fireplace, this property is a must-see! Step into the inviting great room, highlighted by a corner gas fireplace adorned with a stylish green ceramic tile slate hearth. The main floor offers a separate dining and living room, perfect for entertaining. Enjoy movie nights with the full wall entertainment unit and built-in speaker system throughout the main level. The master bedroom features an ensuite bath for added convenience, while the kitchen shines with upgraded spotlights and elegant lighting in the dining area. You'll appreciate the massive 22x22 insulated and heated garage, perfect for any DIY enthusiast or extra storage needs. The finished walkout basement includes a full-size bathroom and another gas fireplace, making it an ideal retreat. This non-smoking home combines luxury and comfort—don't miss out! Schedule your viewing today!