



317 Panora Way NW
Calgary, Alberta

MLS # A2306131



\$665,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,856 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Walk-In Closet(s), Wired for Sound

Inclusions: TV Wall Mount Living Room, Shed

Located in the family-friendly community of Panorama Hills, this two-storey home offers a well-designed layout with 3 bedrooms, 2.5 bathrooms, and a double attached garage. The main floor opens to a spacious entryway and is finished with 9" ceilings and hardwood flooring that extends through the main living areas. Large windows throughout the home provide an abundance of natural light, enhancing the open concept design. The kitchen is a standout space, featuring upgraded white cabinetry, a modern backsplash, stainless steel appliances, and a generous island with seating, combining style and functionality for both everyday living and casual entertaining. Adjacent to the kitchen, the dining area offers a comfortable space for family meals and gatherings, with easy flow to both the kitchen and living room. The living room features a gas fireplace that serves as a focal point, creating a warm and inviting atmosphere. Off the garage, the mudroom includes built-in bench seating and hooks, along with a walk-through pantry providing direct access to the kitchen for added convenience. A two-piece powder room completes the main level. Upstairs, the bonus room provides additional flexible living space, ideal for a media area, playroom, or home office. The primary bedroom includes a walk-in closet and a luxurious four-piece ensuite complete with a soaker tub and a separate shower with a built-in bench. Two additional bedrooms offer comfortable accommodations for family or guests, complemented by a four-piece main bathroom. A dedicated laundry room on this level adds everyday practicality. The basement remains unfinished, offering a blank canvas for future development to suit your needs. Outside, the backyard features a deck with a BBQ gas line and an expansive grass area that provides plenty of room for outdoor activities, gardening, or future landscaping plans. A new

shed, installed in 2025, adds convenient outdoor storage. This home includes central vacuum, air conditioning for summer comfort, and a built-in ceiling speaker system in the living room. Recent upgrades include a new roof and siding in 2024, along with numerous appliance updates: microwave (2024), washer and dryer (2024), fridge (2025), dishwasher (2025), and stove/oven (2025). This is an original-owner home that has been consistently maintained and improved over time. Panorama Hills offers excellent access to parks, playgrounds, schools, shopping, restaurants, VIVO Recreation Centre, and major commuter routes including Stoney Trail, making it a well-connected and established northwest Calgary community. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.