



**116 Panora Close NW
Calgary, Alberta**

MLS # A2321370



\$648,800

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,544 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: n/a

MAIN FLOOR PRIMARY BEDROOM WITH ENSUITE!! RARELY DO HOMES LIKE THIS HIT THE MARKET!! Welcome to this beautifully maintained family home located on a QUIET street in the highly desirable community of Panorama Hills. Offering over 2,312 SQ.FT. OF DEVELOPED LIVING SPACE, 4 BEDROOMS, 3.5 BATHROOMS, A FULLY FINISHED BASEMENT, DOUBLE DETACHED GARAGE AND A RARE MAIN FLOOR PRIMARY SUITE, this is a property that truly stands out from the competition. From the moment you arrive, you will appreciate the pride of ownership throughout. Step inside to a bright and welcoming main floor featuring large windows, a spacious living room and a cozy gas fireplace that creates the perfect place to relax with family and friends. The kitchen is both functional and inviting, offering plenty of cabinetry, ample counter space, a large centre island with seating and an adjoining dining area surrounded by windows that flood the space with natural light. What truly sets this home apart is the RARE MAIN FLOOR PRIMARY BEDROOM complete with its own private ensuite bathroom and walk-in closet. Whether you are looking for convenient one-level living, have multi-generational family needs, or simply appreciate a unique and functional floor plan, this is a feature you will absolutely love. Head upstairs where you will find two additional spacious bedrooms, a full bathroom and a bright BONUS ROOM that offers incredible flexibility. This space is perfect for family movie nights, a kids' playroom, home office, gaming area or an additional family room. The fully finished basement provides even more living space and features a massive recreation room, 4th bedroom with WALK IN closet, full bathroom, laundry area and additional storage. Whether you need space for teenagers, guests, a home gym or a media room, this basement

delivers. Outside, the low-maintenance backyard offers plenty of space to enjoy summer evenings, entertain guests or simply relax while the kids play. The double detached garage provides secure parking and additional storage while the wide back lane offers easy access. Located just minutes from schools, parks, pathways, the Gates of Panorama Hills shopping, restaurants, VIVO Recreation Centre, public transit and major roadways including Stoney Trail, this home offers exceptional convenience in one of Northwest Calgary's most sought-after communities. Homes with a MAIN FLOOR PRIMARY SUITE, BONUS ROOM & FULLY FINISHED BASEMENT are HARD TO FIND. Don't miss your opportunity to own this incredible home in Panorama Hills!