



GRASSROOTS
REALTY GROUP

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801 Panorama Hills Drive NW
Calgary, Alberta

MLS # A2328742



\$659,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,810 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Brush, City Lot, Flag Lot, Front Yard, Landscaped, Lawn, No Back		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	n/a		

Priced to Sell! Welcome to this beautifully maintained two-storey home situated on a generous 44-Foot-wide lot in the heart of Panorama Hills. Offering approximately 1,810 sq. ft. above grade, plus a Fully Finished basement, this move-in-ready home combines timeless design, thoughtful updates, and exceptional outdoor living. A charming covered front porch welcomes you inside, where a bright flex room near the entrance provides the perfect space for a home office, den, or study. Freshly Painted throughout and featuring New Light Fixtures, Updated Faucets, Newer Roof Shingles and numerous other improvements, the home feels fresh, bright, and ready for its next owners. At the heart of the home is a spacious kitchen with a sunny dining area that flows seamlessly into the inviting great room. A cozy corner gas fireplace with a built-in entertainment unit creates the perfect gathering space for family and friends. The main floor is completed by a convenient laundry room, mudroom, and a two-piece powder room. Upstairs, the impressive primary suite offers vaulted ceilings, a luxurious 6-piece ensuite, and plenty of room to unwind. Two additional generously sized bedrooms and a full 4-piece bathroom provide comfortable space for family or guests. Boasting 9 ft ceiling height, the fully finished basement adds even more flexibility with a large recreation room and games area—ideal for movie nights, a home gym, kids' play space, or entertaining. Step outside and you'll discover one of this home's true highlights. The mature southwest-facing backyard is beautifully landscaped, fully fenced, and designed for outdoor enjoyment. An expansive two-tier deck provides the perfect setting for summer barbecues, morning coffee, or relaxing in the evening sunshine, while the fire pit and storage/garden shed complete this incredible outdoor retreat. The

oversized attached garage, measuring approximately 22 feet wide by 21 feet deep, offers plenty of room for two vehicles plus additional space for storage, tools, or a workshop. For added peace of mind, the roof was replaced in 2019. Ideally located close to schools, parks, playgrounds, walking paths, shopping, restaurants, recreation facilities, and with quick access to Stoney Trail and Deerfoot Trail, this is a home that truly offers the complete package. Beautifully updated, thoughtfully designed, and perfectly located—this is one you won't want to miss.