



GRASSROOTS
REALTY GROUP

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22 Panora Road NW
Calgary, Alberta

MLS # A2334301



\$580,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,451 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: None

Welcome to 22 Panora Road! This move-in-ready home offers a thoughtfully designed floor plan, generous living spaces, and a long list of features sure to impress. The main level showcases a bright, open-concept layout designed for both everyday living and effortless entertaining. The inviting living room is anchored by a cozy fireplace, creating the perfect setting for relaxing on cool winter evenings. The spacious dining area comfortably accommodates a six-person dining table with room to spare, while the built-in desk provides a convenient homework or study station for the kids. The well-appointed kitchen offers an abundance of counter space, ample cabinetry, a large pantry, stainless steel appliances, and the added convenience of gas cooking. The kitchen sink overlooks the backyard, where outdoor living is made easy with an impressive 19'4" x 9'9" deck complete with a gas line for your BBQ. Upstairs, the spacious primary bedroom features a walk-in closet and a four-piece ensuite, creating a comfortable private retreat. The additional two bedrooms are exceptionally well appointed, each offering its own walk-in closet—a rare and desirable feature in this style of home. Conveniently located just steps from the primary bedroom, the upper-floor laundry adds another layer of everyday practicality. The basement provides an excellent opportunity to customize the space to suit your needs, with bathroom rough-ins already in place and plenty of room for a large bedroom, recreation area, and storage. The double detached garage provides ample room for two vehicles and features two skylights that bring additional natural light into the space. Outside, the location is equally appealing, with shopping, parks, and amenities nearby, along with quick and convenient access to Stoney Trail. A well-rounded home offering space, functionality, and an excellent

location—22 Panora Road is ready to welcome its next owners.