



GRASSROOTS
REALTY GROUP

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13 Panora View NW
Calgary, Alberta

MLS # A2346417



\$599,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,598 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vinyl Windows		

Inclusions: refrigerator, electric stove, built in dishwasher, washer, dryer, window coverings, garage door opener

Welcome to Panorama Hills! a This beautifully maintained 3-bedroom, 2-storey home offers a generous and functional layout with a fully developed basement and 9-foot ceilings on the main floor. From the moment you step inside, the spacious foyer welcomes you into a bright and inviting open-concept main level designed for comfortable family living and entertaining. The heart of the home is the spacious kitchen, featuring a generous island, pantry, abundant counter space, and black appliances. The open design allows the kitchen to flow seamlessly into the dining and living areas, making it easy to stay connected with family and guests. The living room features a cozy fireplace, while the generous dining area provides plenty of space for a large table and memorable family gatherings. A convenient rear mudroom provides easy access to the large deck and fully fenced backyard, creating an ideal extension of the home's living space for summer entertaining, relaxing, and enjoying time outdoors. The backyard backs onto a back lane, and the property also sides onto a paved lane, offering added convenience and accessibility. The single attached garage and driveway allow for ample parking. Upstairs, the spacious primary bedroom provides a comfortable private retreat complete with a 4-piece ensuite and oversized walk-in closet. Two additional well-sized bedrooms offer flexibility for family, guests, or a home office, while the conveniently located upper-level laundry room adds practicality to everyday living. The fully developed basement provides even more living space with a large open family room, ideal for movie nights, recreation, a children's play area, home office, or additional entertaining space. There is a bathroom area rough-in ready for you to complete with your own fixtures and finishes. Recent exterior improvements add further appeal and peace of mind, including a

new roof and replacement of the north and west siding. Living in Panorama Hills also means enjoying the benefits of a vibrant community, including access to the Panorama Community Hills Centre, providing residents with a welcoming space to gather, connect, and enjoy community amenities and activities. Offering generous living spaces, thoughtful design, excellent indoor-outdoor flow, a developed basement, and recent exterior updates, 13 Panora View NW is an inviting home with plenty of room to grow, entertain, and enjoy life in Panorama Hills. This location has easy access to Stony Trail. Hurry in to view!