



GRASSROOTS
REALTY GROUP

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117 Panora Way NW
Calgary, Alberta

MLS # A2351873

\$748,800

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Washer, Dryer and Refrigerator in the basement

Welcome to 117 Panora Way NW, an exceptional two-storey home with a walk-up basement, offering nearly 2,800 sq. ft. of fully developed living space in the highly desirable community of Panorama Hills. Don't miss this rare opportunity to own a multi-generation home with an illegal suite ideal for a young adult seeking privacy or extended family needing their own space. Situated on a quiet street and backing onto open green space with no rear neighbours, this property offers both privacy and convenience. This spacious home features a total of 5 bedrooms, 3.5 bathrooms, and a double garage. The main floor includes a large and bright family room with a cozy fireplace and a big backyard-facing window, a formal dining room, and a flex room. The kitchen offers plenty of cabinet space, a centre island and a breakfast nook. On the upper level, the spacious bonus room with large windows provides abundant natural light and flexibility as a family room, media room, or home office. The primary bedroom includes a walk-in closet and private ensuite, while two additional bedrooms offer comfortable space for family or guests. The fully developed illegal basement suite, accessible through a separate walk-up entrance, includes its own living area, a kitchenette, 2 generous bedrooms, a den, a separate laundry room and a 4-piece bathroom. Perfect for guests, teens, or extended family. The lower level also offers potential to be converted into a legal suite, subject to City of Calgary approval. The backyard is fully fenced and includes a 6' x 26' concrete patio and a good-sized storage shed. Conveniently located within walking distance to schools, Save-On-Foods, Tim Hortons, restaurants, and the bus stop for Edmonton. A short drive brings you to VIVO Recreation Centre, the public library, Superstore, Canadian Tire, Home Depot, T&T Supermarket, the

cinema, and many more amenities. Easy access to Stoney Trail, Harvest Hills Blvd, and Deerfoot Trail makes commuting simple. Opportunities like this don’t last long — book your showing today.