

**496 Panora Way NW**  
**Calgary, Alberta**

**MLS # A2253626**



**\$778,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,123 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Lawn, Private, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage

**Inclusions:** Garage shelf & Filing Cabinet Basement Suite :Fridge, Stove, Hood Fan, Washer , Dryer, Wardrobe Closet .

OPEN HOUSE SATURDAY 4 Th. 12:30 To 3 :00 P.M. : LEGAL WALK-OUT BASEMENT SUITE \*\*\* Home FACES LARGE PARK\*\*\*  
 LIST PRICE IS \$50,000 BELOW City ASSESSED VALUE \*\*\* WOW\*\*\*Stunning Kitchen with Tall Cabinets ,Granite countertops, Stainless Steel Appliances,Big Island ,and walk-in Pantry. Large Dining room with sliding doors to BIG BALCONY . Main floor Den/Office.Hardwood flooring on entire main level and 9 Ft. ceilings .Upper level Large Bonus room ,and laundry room. Big master bedroom ,Master En-suite bathroom with TILE Flooring separate oversize shower,deep Soaker tub,walk-in closet. TWO BEDROOM WALK-OUT LEGAL BASEMENT SUITE with En-suite laundry,and access door to partly covered HUGE WALL to WALL deck in big private fenced backyard. New Roof Shingles, built-in stairs on southside of house for access to backyard and basement suite(NO MUD). Minutes to VIVO Recreation Centre ,Superstore , Stoney Trail Ring Road, Deerfoot Trail, and Airport.