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97 Panora Way NW
Calgary, Alberta

MLS # A2352494

$655,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,600 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Views		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-1N
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: NA

**FULLY DEVELOPED | NO NEIGHBOURS BEHIND | 3 SPACIOUS BEDROOMS | UPPER-LEVEL LOFT/DEN | UPGRADED WINDOWS & KITCHEN Welcome to 97 Panora Way NW, a well-maintained family home offering approximately 1,600 sq. ft. above grade, plus a fully developed basement, in the desirable community of Panorama Hills! Featuring a functional layout, modern updates and a private backyard setting with no neighbours directly behind, this home offers plenty of space for comfortable family living. Step inside to discover a welcoming interior featuring a combination of tile flooring, vinyl plank and carpet throughout. The updated kitchen showcases modern high-gloss white cabinetry, offering a bright, contemporary feel with plenty of storage and workspace. The main living and dining areas provide a comfortable setting for everyday living and entertaining, while the backyard overlooks a touch of greenery with no homes directly behind, offering additional privacy. Upstairs, you'll find three generously sized bedrooms along with a versatile loft/den area, perfect for a home office, reading nook, study space or children's play area. The upper-level windows have also been replaced and upgraded, with several enlarged to bring in additional natural light and create a brighter, more inviting atmosphere. The fully developed basement adds valuable additional living space, featuring a spacious open recreation area that can easily accommodate a family entertainment room, home gym or games area. A full bathroom adds convenience, while an abundance of dedicated storage space and built-in shelving helps keep everything organized. Located in the established, family-friendly community of Panorama Hills, this home offers convenient access to schools, playgrounds, parks, shopping, restaurants and everyday amenities. Enjoy nearby Vivo Recreation

Centre, Country Hills Village, Panorama Hills Golf & Country Club and easy connections to major roadways, including Stoney Trail. With its updated kitchen, upgraded windows, fully developed basement and private backyard setting, this is a fantastic opportunity to own a spacious and functional family home in one of Calgary's popular northwest communities!

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