

**353 Panora Way NW
Calgary, Alberta**

MLS # A2241146



\$670,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,740 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped		

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

Inclusions:	Basement Fridge
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Welcome to this stunning four-bedroom, 3.5-bathroom home located in the heart of the vibrant and family-friendly community of Panorama Hills NW! Thoughtfully designed for comfort and functionality, this beautiful home features a spacious bonus room, a convenient main-floor laundry, and a fully finished basement, perfect for extended family, a guest suite, home office, or an entertainment space that adds valuable square footage and flexibility to your lifestyle. The fully fenced backyard is ideal for kids, pets, and weekend barbecues, and the home also features a front-attached double garage and brand-new stainless steel appliances, recently replaced to give the home a fresh, modern touch. This home is set on a quiet street just off Panora Way NW, and offers unbeatable access to a long list of local amenities. Just minutes from Panorama Hills Community Centre, residents can enjoy a private splash park, skating rink, basketball court, and year-round programs designed for families. Stay active at nearby Vivo for Healthier Generations, or unwind with a round at Panorama Hills Golf Club. Whether you're heading to Gates of Panorama, Superstore, Save-On-Foods, or T&T Supermarket, everything you need is within easy reach, including schools like Captain Nichola Goddard School and Buffalo Rubbing Stone School, beautiful walking trails, parks, and green spaces. Commuting is a breeze thanks to excellent transit access along Harvest Hills Boulevard and Panora Way, with nearby bus routes connecting quickly to North Pointe Transit Terminal and the future Green Line LRT. Easy access to Stoney Trail, Deerfoot Trail, and Calgary International Airport makes travel and daily commuting seamless, whether you're heading downtown, to CrossIron Mills, or beyond. Don't miss out on this rare opportunity to own a home that checks all the

boxes! BACK IN THE MARKET. OFFER FELL THROUGH DUE TO FINANCING. Kindly book your showing.