

**151 Panora Way NW**  
**Calgary, Alberta**

**MLS # A2240723**



**\$710,000**

|                  |                                                        |               |                   |
|------------------|--------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                                         |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                               |               |                   |
| <b>Size:</b>     | 2,143 sq.ft.                                           | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 3                                                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                 |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, No Neighbours Behind, Rectangular Lot |               |                   |

|                    |                                                                                                                           |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                                                                                                                   | <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, Unfinished                                                                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Wood Frame                                                                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to 151 Panora Way NW — a well-appointed 3-bedroom, 2.5-bathroom home in the family-friendly community of Panorama Hills. Enjoy no rear neighbours and the added convenience of quick access to Stoney Trail, ideal for commuters. The main floor features hardwood flooring, a cozy living room with gas fireplace, and a bright kitchen with quartz countertops, stainless steel appliances, a central island with breakfast bar, and a mudroom with sink off the double attached garage. A main floor office and half bath complete the layout. Upstairs, you'll find a spacious bonus room, laundry with extra storage, and three generous bedrooms, including a primary suite with dual vanities, a large soaker tub, stand-up shower, and walk-in closet. The fenced backyard features a large deck and updated concrete walkway on the side of the home. The unfinished basement offers plenty of potential for future development. Ideally located near schools, parks, shopping, and major routes for an easy commute. Book your showing today!