

44 Panora Way NW  
Calgary, Alberta

MLS # A2201956



**\$549,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,633 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Irregular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-2M

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Storage Shed

Nestled on a corner lot quieter side street in the north end of the desirable community of Panorama Hills, this upgraded and spacious attached laned home has so much to offer. Coming in at 1633 square feet on the upper two levels this is pretty much as big as it gets for these homes. You are welcomed with lots of adjacent street parking due to the corner lot, but don't worry there is no city sidewalk to shovel here. The other benefits of the corner include extra windows on the side of the home, extra useable yard space, and no neighbors blocking the view or the sunshine on that side. A very large south facing front porch allows you to take in the neighborhood and catch some rays. Inside the spacious foyer leads to a hardwood floor living and dining area leading to a separate eat-in kitchen nook. Stainless appliances, granite counters with a raised breakfast bar, ample cabinet space and corner pantry highlight this space. A two-piece powder room completes the level. Upstairs there are three bedrooms including a primary with a very generous walk-in closet, a four-piece ensuite with soaker tub and room for a king bed. Two additional bedrooms, a shared bath and laundry space round out this level. You will notice that the extra side window allowed by the corner lot, floods the home with light on both levels. The basement has not yet been finished, leaving you a blank canvas. There are two windows down there, a rough-in for a bathroom and a thoughtful layout to work with. Outside along with a huge deck with gas hook-up, the yard has a storage shed, grassed space and is fully fenced. There is still a gravel parking pad which is not currently being used, but can be to get you off the street or to see where you can build your own garage. Due to last year's hail storm, there will be brand new upgraded hail resistant shingles installed any day now along with

replacement of all damaged siding, eaves, down spouts and screens. The shopping area is only a short stroll away, and Stony Trail is right there for easy in and out. Panorama Hills has long been the gem of the central North West and this home will make you proud to be there. Come and see for yourself today.