



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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496 Panora Way NW
Calgary, Alberta

MLS # A2253626

\$769,900



Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
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 October 18 Th.; 12:30 To 3 :00 P.M. : LEGAL WALK-OUT BASEMENT SUITE *** Home FACES LARGE PARK*** LIST PRICE IS \$58,100 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.