

113 Panatella Road NW  
Calgary, Alberta

MLS # A2178827



## \$449,900

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, I		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, No Animal Home, No Smoking Home		

**Inclusions:** N/A

**\*\*OPEN HOUSE: NOV 16 (SAT) 1pm TO 3pm\*\*** Welcome to this beautiful 3-bedroom, 2.5-bathroom (1,534 SqFt Developed/Liveable Area) END UNIT townhouse in the highly desirable Panorama Hills community! This bright and meticulously maintained home offers plenty of natural light and BACKS ONTO A SERENE OPEN COURTYARD. The main floor boasts a grand living room with soaring double-height ceilings and large windows that lead to a spacious deck, perfect for outdoor relaxation. On the second level, you'll find a well-designed kitchen with plenty of cabinetry, a dining area, and a convenient half-bathroom with laundry. Upstairs, the top floor offers three bedrooms, including a master retreat with a 4-piece ensuite overlooking the courtyard, and a second 4-piece bathroom. The FULLY FINISHED basement features a large rec room, perfect for family gatherings and entertainment. This home also includes an OVERSIZED SINGLE-CAR ATTACHED GARAGE and additional driveway parking for a second vehicle. Enjoy easy access to a wide range of amenities, including playgrounds, schools, and a scenic lake, all within walking distance. Nearby shopping, including Superstore, Canadian Tire, banks, and restaurants, ensures convenience, while quick access to Stoney Trail and Deerfoot Trail makes commuting a breeze. Don't miss out on this fantastic opportunity to own a great starter home in a lovely family-friendly community. Schedule your private showing today, and explore the 3D virtual tour! This one won't last long!