



GRASSROOTS
REALTY GROUP

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75 Panatella Common NW
Calgary, Alberta

MLS # A2216961



\$769,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,241 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: none

"" OPEN HOUSE: SATURDAY, MAY 10, 1:00 - 4:00 PM"". Excellent family home with a total of 5 bedrooms, 3 living areas on 3 levels, open main floor plan with spacious great room (fireplace), full size kitchen with island and granite countertops, spacious dining area overlooking a pristine private backyard (well treed). Upper level bonus room, laundry room and 3 large bedrooms, two full bathrooms, developed lower level with two more bedrooms, a full bath and partly finished family room. Nice upgrades including roof and siding in 2024 (Hail damage insured), main floor vinyl plank flooring, interior repainted on main floor. Move in ready, very quick possession available