



GRASSROOTS
REALTY GROUP

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**302, 101 Panatella Square NW
Calgary, Alberta**

MLS # A2229127



\$485,900

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,718 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 334
Basement:	See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Vinyl Windows

Inclusions: N/A

INVESTMENT ALERT | FIRST TIME HOME BUYERS | 2022 BUILT | 3 BEDROOMS | 3.5 BATHROOMS | ATTACHED SINGLE GARAGE. Welcome to The Heights at Panatella in the desirable community of Panorama Hills. This open concept townhome offers 1718 square feet of luxury living just steps away from community parks, walk and bike pathways. With its West fronting, this townhome offers a ton of natural lighting across its upper levels. This home offers an attached single car garage which leads to fully developed flex/bonus room space, perfect for home office or at home gym! There is also a full bathroom and direct access to the backyard. On the main floor you'll find the perfect balance of open concept living and flexible design placement with a rear kitchen containing quartz counter tops and stainless steel appliances, a dedicated dining room location, laundry room, powder room, and a central living room space. The upper level you will find two generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a private 4 piece bathroom ensuite. A well-appointed bathroom serves the other bedroom, ensuring comfort and privacy for all occupants. A beautiful loft completes this level, offering additional living space for your needs. This property is situated close to schools within the community, shopping malls, movie theatre, Vivo Recreational Centre, public transportation, and easy access to major routes, such as Stoney Trail and Deerfoot Trail. Don't miss the opportunity to own this incredible home - schedule a showing today!