

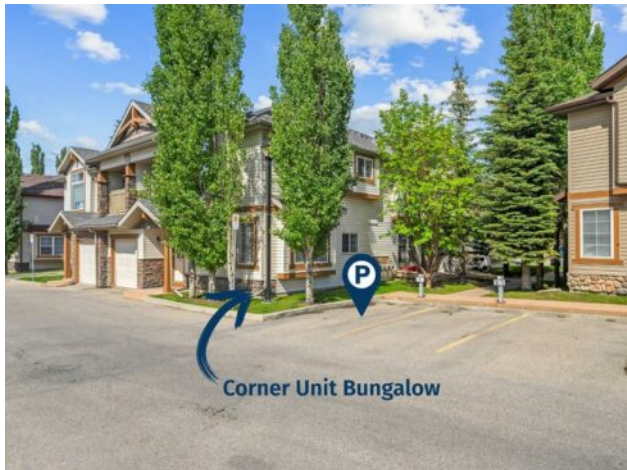


**GRASSROOTS**  
REALTY GROUP

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**103, 151 Panatella Landing NW**  
**Calgary, Alberta**

**MLS # A2236379**



**\$310,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                      |               |                   |
| <b>Type:</b>     | Residential/Five Plus               |               |                   |
| <b>Style:</b>    | Bungalow                            |               |                   |
| <b>Size:</b>     | 988 sq.ft.                          | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Additional Parking, Assigned, Stall |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Landscaped, Private     |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | In Floor  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 220          |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                       | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry |                   |                 |

**Inclusions:** N/A

Welcome to a bright 988 sq ft ground-level corner unit bungalow in a well-managed community. **RARE CORNER LOCATION:** This exceptional positioning floods the open-concept living space with abundant natural light through numerous windows. **IN-FLOOR HEATING & EFFICIENCY:** Enjoy year-round comfort and energy efficiency with radiant in-floor heating throughout. **MODERN KITCHEN:** The upgraded kitchen boasts ample counter space, a pantry, and a functional island featuring a sink, power outlets, a built-in dishwasher, and a breakfast bar. **FLEX CORNER COUNTER:** Just off the kitchen, discover a versatile corner counter perfect for working from home, hobbies, or projects. **BRAND-NEW UPGRADES:** Benefit from brand-new premium appliances. **THOUGHTFUL BATHROOM:** The stylish 4-piece bathroom features a large countertop with generous cupboard space and a built-in linen closet for easy towel access. **COZY MASTER RETREAT:** The large master bedroom offers abundant natural light and features a charming, cozy window seat &ndash; your perfect reading nook. **ADDITIONAL BEDROOM:** A second comfortable bedroom provides flexible space. **TWO CONVENIENT STORAGE AREAS:** Enjoy ample storage with dedicated space in the laundry room plus an additional larger storage room nearby. **IN-UNIT LAUNDRY:** Practicality is assured with laundry facilities right within your home. **PRIVATE PATIO:** Step directly outside to your own private patio area, ideal for relaxing and enjoying fresh air. **DEDICATED PARKING:** Your private, assigned parking stall is located just steps from your front door, with plentiful visitor parking available. **PET-FRIENDLY COMMUNITY:** Panorama Landing is a pet-friendly complex (pets welcome with Board approval). **FAMILY-FRIENDLY AMENITIES:** A beautiful playground is situated within the complex for easy access to

playtime. **UNBEATABLE LOCATION:** Situated in the heart of Panorama Hills, enjoy immediate access to parks, diverse shopping, dining options, and top-rated schools. **EFFORTLESS COMMUTING:** Benefit from quick access to public transit, Stoney Trail, Deerfoot Trail, and YYC Airport. Do not miss this opportunity to own a home with modern upgrades and low condo fees in this highly sought-after community.