



**GRASSROOTS**  
REALTY GROUP

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**410 Panatella Square NW**  
**Calgary, Alberta**

**MLS # A2237880**



**\$749,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,110 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to this spacious and inviting two-storey home offering over 2,867 sq.ft. of developed living space, nestled in the heart of the mature and established Panorama Hills community. The main floor features an open foyer, a bright den perfect for a home office, and a modern kitchen with a large island, pantry, and elegant quartz countertops. The cozy living room is complete with a corner fireplace - ideal for family gatherings. Upstairs you'll find three generously sized bedrooms, including a primary suite with a luxurious ensuite featuring a separate shower and soaker tub. A huge bonus room opens onto a private balcony - perfect for enjoying your morning coffee. A full bathroom completes the upper level. The recently developed basement (only two years old) offers even more living space with a spacious recreation room and a 4th bedroom - perfect for guest or a growing family. additional upgrades include fresh interior and exterior paint, new carpet throughout, new roof (upgrade Level 4), New Siding, Water Tank (2024) and new Eves. Enjoy the convenience of a double attached garage, easy access to Stoney Trail, nearby walking paths, schools, and parks - all within a family-friendly, mature neighborhood. Don't miss this move-in ready home -perfect for comfortable family living.