



**GRASSROOTS**  
REALTY GROUP

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**234 Panatella Boulevard NW  
Calgary, Alberta**

**MLS # A2238669**



**\$849,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,124 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\* OPEN HOUSE SUNDAY (July 27) 1-4 pm \*\*** Walk out and fully finished, welcome to this well kept 2 story single family home in prestige Panorama. It features new paint, new quartz counter top, hardwood flooring, and gas fireplace. Upper floor with 4 good size bedrooms, large master bedroom with walk in closet, ensuite with separated shower and bath tub, and computer area/bonus room. Main floor with hardwood and tiles flooring, private office room with French door, bright and sunny living room, formal dining area, large family room with corner gas fireplace, spacious kitchen and breakfast nook, and large walk out deck. Walk out basement has been professional developed, with 2 extra bedrooms, full bath, and large living room. It has been fully fenced and nicely landscaped. It is convenient located, walking distance to schools, closes to playground, public transit, shopping, and easy access to major roads. **\*\* 234 Panatella Blvd NW \*\***