



**185 Panatella Square NW
Calgary, Alberta**

MLS # A2262408



\$459,900

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,581 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 329
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Don't miss out on this chance to make your new home in this stylish townhome in THE ELEMENTS by Cedarglen, here in the popular family community of Panorama Hills. Available for quick possession, this fantastic 3 storey condo enjoys hardwood floors throughout, designer kitchen with quartz countertops, 2 bedrooms, 2.5 bathrooms & 2 car garage for your exclusive use. Complemented by 9ft ceilings, you'll love the open concept main living area on the 2nd floor with its rich hardwood floors & big windows, South-facing living room with alcove for your home office, dining area with access onto the covered balcony & sleek kitchen with huge centre island & Frigidaire/Whirlpool stainless steel appliances. On the top floor there are 2 big bedrooms & each with walk-in closets & full ensuites. The ensuite in the North-facing bedroom has a shower/tub combo & the South-facing bedroom has partial downtown views & ensuite with walk-in shower. Between the bedrooms is a large walk-in closet & another closet for your linens & towels. On the ground floor is the laundry/utility room with stacking Maytag washer & dryer, & access into the 2 car garage. Additional features include Hunter Douglas blinds, tankless hot water system, quartz counters in the upper level bathrooms, natural gas line for a BBQ on the balcony, central vacuum system & front patio. Monthly condo fees include grass cutting & snow removal, & pets are okay on board approval. A park with sports court & playground is walking distance from your front door, & with its prime location you've got easy access to area schools & shopping, Country Hills Town Centre retail complex, VIVO Centre, Deerfoot & Stoney Trails.