



**GRASSROOTS**  
REALTY GROUP

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**185 Panatella Square NW**  
**Calgary, Alberta**

**MLS # A2262408**



**\$499,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Panorama Hills  |               |                   |
| <b>Type:</b>     | Residential/Five Plus   |               |                   |
| <b>Style:</b>    | 3 (or more) Storey  |               |                   |
| <b>Size:</b>     | 1,581 sq.ft.  | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Rear                         |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot |               |                   |

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