



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

135 Panatella Close NW
Calgary, Alberta

MLS # A2262996



\$784,000

| | | | |
|------------------|-------------------------------------|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,336 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Front Drive | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: None

Welcome to your future sanctuary, a stunning 6-bedroom house that blends spacious living with modern comfort. Nestled in a family-friendly neighborhood, this gem is just a few minutes drive away from elementary, junior high, and high school, making it the ideal home for growing families. With a close proximity to a shopping center and transit options, convenience is at your fingertips! With 6 well-appointed bedrooms, there's no shortage of space for the whole family. The master suite is a true retreat, offering a private oasis to recharge after a long day. And let's not forget the unexpected surprise of a 2-bedroom walk-up illegal basement suite! Ideal for guests, in-laws, or as a rental opportunity, this versatile space adds tremendous value and flexibility to your lifestyle. Enjoy year-round comfort with a central air conditioning system that keeps the home cool during those warm summer months. Recently updated with a brand new roof and water tank. This house is more than just a property; it's a place where you can create your story. Don't miss your chance to make this stunning house your home. Contact us today to schedule your private showing and step into a space where memories are waiting to be made!