



GRASSROOTS
REALTY GROUP

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1796 Panatella Boulevard NW
Calgary, Alberta

MLS # A2272624



\$850,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,338 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows

Inclusions: N/A

This stunning Cedarglen Winston is truly as good as it looks in the pictures. Easy access to all amenities, this beautifully upgraded 2 storey family home will appease even the most particular of buyers. The main floor boasts gleaming hardwood flooring, 9 foot ceilings and a total open concept plan, making it perfect for larger family gatherings. The kitchen includes a tasteful combination of dark cabinets, white granite countertops, and stainless steel appliances. The island, complete with breakfast bar, overlooks a spacious living room and nook. Enjoy a summer BBQ on the raised and sunny west facing deck. Entrance to the upper level includes a tasteful spiral staircase leading you to 3 generous sized bedrooms and a bonus area. The primary bedroom includes a 5 piece ensuite and walk in closet. Dedicated upper floor laundry room completes the sprawling upper level. The walkout is a tremendous space inviting your future development ideas. Numerous upgrades include the following: over \$6300 in appliance upgrades, over \$6700 in kitchen & vanities counter granite upgrades, cabinet upgrades, under mount sinks, over \$1600 in wire shelving & mirror upgrades, over \$1500 in bathroom fixture upgrades, lighting upgrades, flush hardwood registers in all the hardwood areas, home media/smart wiring upgrade, window coverings, low maintenance landscaping. Show and sell.