



GRASSROOTS
REALTY GROUP

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307 Panatella Court NW
Calgary, Alberta

MLS # A2272999



\$699,999

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,202 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Fridge in the basement, Shed as is

Huge Price DROP!!! Very Motivated Seller! You just found the perfect house for your large family. With enough space for everyone, your dream of an idyllic family home comes to life! Nestled in a sought-after community of Panorama, this single-family residence offers over 3,000sqft. of well-designed space and elegance. The vibrant community surrounding this home is second to none. A haven for families and individuals alike, there's a palpable sense of belonging here. Dive into the unique blend of urban comforts and friendly neighborhood charm that this property generously offers. Upon entering, you'll be immediately captivated by the spacious and open floor plan, brimming with abundant natural light that pours in from every corner, creating an atmosphere of warmth and serenity. The main floor offers 2 living areas, 2 dining spaces and a very spacious kitchen. Picture yourself entertaining guests or indulging in family dinners around the big kitchen island, bright dining area and cozy living area with a fireplace. Fully equipped stainless steel appliances (New filtered water refrigerator), every culinary endeavor becomes a pleasure. There is a private office, guest bathroom and laundry that completes this main floor. Come on upstairs with the open to below staircase to 4 huge bedrooms. In the well-appointed masters, you will find an ensuite bathroom and a very nice walk-in closet. You will also find 3 other huge bedrooms, and a bathroom. Having four bedrooms and 2 bathrooms upstairs means space for everyone – from a bustling family, to hosting friends and relatives. You'll find every detail meticulously crafted to offer both style and functionality. But this house is not done. The fully developed basement comes with a gigantic rec room for games to movie nights to just hanging out. There is an extra bedroom and a full bath in the basement also. There is a

kitchenette in the basement that you could easily turn into a functional bar. FURNACE(2024), ROOF(2025), VINYL FLOORING (2025) CARPET(2022) What's more, location matters! Shopping within walking distance, superstore, winners, Library, cinema, school and lots more are less than 5mins drive away. Plus, with Stoney trail a stone's throw away, your daily commute is as smooth as ever. Close to the airport for quick escape from the city. Come, experience the perfect blend of comfort and convenience at your new home!