



GRASSROOTS
REALTY GROUP

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107 Panatella Close NW
Calgary, Alberta

MLS # A2277383



\$928,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,641 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Garden		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Granite Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: n/a

This exceptional custom built home is everything you've been searching for! Located in a quiet street of the highly sought-after Panorama Hill community, this home is designed with impeccable high-end finishes throughout. Recent upgrade include a brand new roof, new siding. The expansive main floor boasts a huge kitchen, featuring stainless steel appliances, granite countertops, generous cabinet and counter space, a corner walk-in pantry. The open-concept living room is anchored by a beautiful gas fire place and framed by large windows offering a bright and inviting atmosphere. A den provide a flexible space, perfect for work or relaxation. Upstairs, you'll discover a spacious master bedroom suite featuring a walk-in closet and a luxurious ensuite, the perfect retreat after a long day. The second floor also feature a huge family room with vault ceiling, three generously sized bedrooms and a well appointed bathroom. The fully finished basement feature a good sized recreation room, a bedroom room and a 4pc bathroom. Back yard is designed for enjoyment and the back path takes you to a serene pond just minutes away. Contact your favorite realtor to view this property today.