



**GRASSROOTS**  
REALTY GROUP

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**179 Panatella Cape NW**  
**Calgary, Alberta**

**MLS # A2279943**



**\$755,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,187 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Granite Counters, Kitchen Island, Pantry		

**Inclusions:** TV Wall Bracket.

An exceptional opportunity to move into a substantially renovated 2,186 square foot home in the well-sought-after family neighbourhood of Panorama Hills. This two-storey home features new luxury vinyl flooring throughout and a bright, open floor plan. The front entrance is welcoming with an open-to-above design that creates a great first impression. The main floor offers an open kitchen with an island featuring granite countertops, an abundance of cabinetry, and a pantry, along with a brand new KitchenAid 5-burner gas range and brand new KitchenAid refrigerator. The kitchen overlooks the great room with a gas-burning fireplace. You'll also find a main-floor dining area, a flex room or home office, and convenient main-floor laundry. Upstairs, the large primary bedroom includes a walk-in closet and a private ensuite featuring a relaxing soaker tub. Two additional bedrooms are well sized, and a bright family room/bonus room with built-in cabinetry completes the upper level. The basement awaits future development and features large windows, rough-in for a future bathroom, a high-efficiency furnace, and a hot water tank. Ideally located close to shopping, schools, and everyday amenities, this home offers exceptional value in a fantastic community. Recent exterior upgrades include new shingles and eavestroughs, while the fully fenced and landscaped yard provides ample space for outdoor living, entertaining, and enjoying time with family and friends in a private setting.