



**117 Panatella Park NW
Calgary, Alberta**

MLS # A2280427



\$418,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,142 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall, Titled		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 409
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G d45
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Get ready to be wow'd from the moment you step inside! Experience the perfect blend of modern luxury and tree-lined tranquility in this turnkey Panorama Hills townhome, fully renovated and ideally positioned overlooking a peaceful green space. Offering over 1,142 sq. ft. of bright, open-concept living, the main floor impresses with brand-new luxury laminate flooring and a stunning, fully redesigned kitchen featuring quartz countertops, a sleek flat-top island, beautiful wood cabinetry with under lighting, a dedicated pantry and premium Bosch and Samsung appliances—perfect for both everyday living and entertaining. Large sliding doors open to your private deck, seamlessly extending your living space outdoors for morning coffee or evening gatherings. Upstairs, you'll discover two spacious primary suites, each complete with a beautifully upgraded private ensuite and generous closet space, creating the perfect layout for families, guests, or roommates. The basement is undeveloped- creating an ideal blank slate for your future development or just a hang out zone. Located in a pet-friendly, short-term rental-approved community by Cardel Homes, the complex also features new roof and siding, along with two dedicated parking stalls and ample visitor parking for added convenience. Perfectly situated near top-rated schools- including the new North Trail High School in walking distance, the Panorama Hills Community Centre, Vivo Rec Centre, shopping, dining, and major routes including Stoney and Deerfoot Trail, this home offers both lifestyle and location in one exceptional package. Simply move in and enjoy — every detail has already been taken care of.