



**180 Panatella Way NW  
Calgary, Alberta**

**MLS # A2282467**

**\$539,999**



<b>Division:</b>	Panorama Hills	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b> 2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Garage Faces Front, Single Garage Attached	
<b>Lot Size:</b>	0.09 Acre	
<b>Lot Feat:</b>	Pie Shaped Lot	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan		
<b>Inclusions:</b>	N/A		

Location truly makes the difference! Welcome to this beautifully cared-for 4 bedroom semi-detached, 2-storey home with a front-attached garage and extended driveway, perfectly situated in the highly sought-after community of Panorama Hills. With quick access to Stoney Trail and schools just steps away, including a newly built high school—this home is an excellent fit for growing families. Inside, the main level welcomes you with a bright and functional open layout featuring a spacious living area, a dedicated dining space and a contemporary kitchen finished with granite countertops, stainless steel appliances, pantry and ample cabinetry—ideal for both everyday living and hosting. The upper floor includes three generously sized bedrooms, highlighted by a primary bedroom that overlooks the large backyard and features a private ensuite with a tiled shower. A full bathroom and upper-floor laundry with added storage provide everyday convenience. The fully developed basement adds even more flexibility, offering one bedroom, a full bathroom and a comfortable recreation space—perfect for guests, teens or a home office setup. Step outside to enjoy the spacious backyard, great for summer gatherings or relaxing outdoors. Everyday amenities are only minutes away, including shopping, dining, grocery stores, banks, a movie theatre and the VIVO Recreation Centre and Public transit. A well-rounded home in a prime location, this one truly checks all the boxes. Schedule your showing today!