



GRASSROOTS
REALTY GROUP

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135 Panatella Close NW
Calgary, Alberta

MLS # A2283966



\$749,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,336 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

Welcome to your future sanctuary, a stunning 6-bedroom house that blends spacious living with modern comfort. Nestled in a family-friendly neighborhood, this gem is just a few minutes drive away from elementary, junior high, and high school, making it the ideal home for growing families. With a close proximity to a shopping center and transit options, convenience is at your fingertips! With 6 well-appointed bedrooms, there's no shortage of space for the whole family. The master suite is a true retreat, offering a private oasis to recharge after a long day. And let's not forget the unexpected surprise of a 2-bedroom walk-up illegal basement suite! Ideal for guests, in-laws, or as a rental opportunity, this versatile space adds tremendous value and flexibility to your lifestyle. Enjoy year-round comfort with a central air conditioning system that keeps the home cool during those warm summer months. Recently updated with a brand new roof and water tank. This house is more than just a property; it's a place where you can create your story. Don't miss your chance to make this stunning house your home. Contact us today to schedule your private showing and step into a space where memories are waiting to be made!