



**135 Panatella Close NW  
Calgary, Alberta**

**MLS # A2283966**



**\$739,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		
<b>Inclusions:</b>	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!