



**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!