



**46 Panatella Hill NW
Calgary, Alberta**

MLS # A2298900



\$499,900

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,275 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: none

Welcome to the perfect place to start your family's next chapter! This charming 2-storey semi-detached home in the sought after community of Panorama Hills sits right across from a spacious green space, ideal for kids to play, family picnics, or simply enjoying the outdoors together. Inside, you'll love the bright open concept main floor, designed for both everyday living and entertaining. Beautiful hardwood and tile flooring make it stylish yet practical for busy family life, while the brand new carpet upstairs adds a cozy touch. The kitchen is the heart of the home, featuring a central island with a raised eating bar perfect for quick breakfasts, homework time, or catching up after a long day. You'll also appreciate the pantry and classic maple cabinetry with crown moldings for extra storage. Upstairs offers three generously sized bedrooms, giving everyone their own space. The primary bedroom includes a walk-in closet and private ensuite, your own quiet retreat. Fresh paint throughout means you can move in and start making memories right away. Outside, a covered front porch provides a great spot for morning coffee while keeping an eye on the kids, and the double detached garage adds convenience and extra storage. New roof and siding (2024). Located in a family friendly neighborhood, you're within walking distance to schools and transit, with daycare, shopping, and healthcare just a short drive away, making daily life that much easier. This is a home where comfort, convenience, and community come together, perfect for growing families!