



**535 Panatella Walk NW  
Calgary, Alberta**

**MLS # A2302413**



**\$439,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,339 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Few Trees, Landscaped, Street L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 337
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows		
<b>Inclusions:</b>	Contact agent		

**RARE CORNER UNIT OPPORTUNITY WITH PREMIUM UPGRADES!** Welcome to this beautifully maintained home in the heart of Panorama Hills. This premium CORNER LOCATION offers exceptional privacy and is flooded with natural light thanks to the ADDITIONAL SIDE WINDOWS. Step inside to find an airy and expansive feel with 9-FOOT CEILINGS throughout the main level. The heart of the home is the gourmet kitchen featuring a MASSIVE KITCHEN ISLAND, perfect for meal prep, casual dining, and entertaining. Retreat to the OVERSIZED PRIMARY BEDROOM, which provides a true sanctuary with ample space for a king-sized set and a sitting area. Convenience is at your doorstep, as this unit is ideally situated IMMEDIATELY ADJACENT TO TWO VISITOR PARKING STALLS. Enjoy the outdoors with the Panorama Hills Pond and park system just a short stroll away. Families will love being minutes from Captain Nichola Goddard School and Panorama Hills School, as well as the Gates of Panorama Hills shopping hub (Superstore, dining, and more). Quick access to Stoney Trail makes any commute a breeze. Don't miss out on this impeccably positioned home!