



GRASSROOTS
REALTY GROUP

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**39 Panatella Crescent NW
Calgary, Alberta**

MLS # A2119813



\$824,786

Division:	Panorama Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,591 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Level, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Here is your for-ever home!. Its Classy and beautiful, a hard to find, kind of unique property in a very desirable community of Panorama Hills. A bungalow home that is perfect in so many ways. Excellent condition and very well maintained. Great curb appeal, corner lot. This large spacious bungalow is impressive right from the foyer all the way though out the main floor. Open concept layout with lots of windows, high ceilings, tile and laminate flooring. Office/Den is perfect for your work space. Gorgeous kitchen with an island, lots of cabinets, Pantry and lots of portlights. The Family room is welcoming and cozy with vaulted ceilings, large window. Large dining area is perfect for your family/friends dinners. Very large primary bedroom with lots of room in the walk-in closet and very nice en-suite. There is 2 piece guest powder room and laundry space on this floor too. The lower level with 9 ft ceilings and heated flooring, is very well planned and offers lots of living space. 3 large bedrooms, a 4 piece bath and a very spacious recreation room with a gas fire place. Ideal place for family time. The bonus is the very beautiful front and backyard with exposed aggregate patio and underground sprinkler system. It is very well planned and you will enjoy the beautiful Schubert Cherry tree and the garden setting that has been lovingly nurtured thru the years. Close to Parks and green space, walking paths, shopping, recreation areas. This is a beautiful home inside and out. One of a kind, you will live never need to move. A perfect home!!.