



**GRASSROOTS**  
REALTY GROUP

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**52 Panatella Gate NW**  
**Calgary, Alberta**

**MLS # A2140026**



**\$719,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,816 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	Blinds		

Welcome to your dream home in the highly desirable community of Panorama Hills! This beautiful original owner residence offers over 2,400 square feet of wonderfully developed living space, combining style, comfort, and functionality to perfection. You'll appreciate the added comfort of air conditioning throughout the home! Step inside to be greeted by a warm and inviting foyer that leads to a bright and open concept layout. The spacious living room features a central fireplace, creating a cozy atmosphere perfect for relaxing and entertaining. The kitchen, equipped with a corner pantry, ample counter space, and sleek stainless steel appliances, is perfect for all your culinary endeavors. Adjacent to the kitchen, the large dining nook is ideal for family meals and entertaining guests. A convenient half bath on this level adds to the home's thoughtful design. The second level boasts a large bonus room with vaulted ceilings, providing a versatile space for a family room or entertainment area. Two spacious secondary bedrooms share a full 4-piece main bath, ensuring comfort and convenience. The beautiful primary suite, also with vaulted ceilings, includes a walk-in closet and a lovely ensuite with a separate tub and shower. A handy laundry room on this level makes chores a breeze. The fully developed and permitted basement offers a large recreation area, a fourth bedroom, and a third full bathroom, providing additional living space and flexibility for various needs. Panorama Hills is a vibrant, family-friendly community surrounded by schools, amenities, and transit options. Residents enjoy access to an exclusive community centre featuring a BBQ area, playground, splash park, and much more. Seize the opportunity to live in this sought-after community today!

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