



**133 Panatella Parade NW
Calgary, Alberta**

MLS # A2140837



\$839,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,146 sq.ft.	Age:	2011 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s)

Inclusions: Water Filtration, Vacuum System w/ all attachments, 5 Bose Speakers, Hot Tub

STOP and LOOK at this beautifully maintained and upgraded Walkout 2-storey Home, boasting 3+2 Bedrooms and 3.5 Baths, nestled in the desirable Panorama Hills neighborhood! | Recent Upgrades: New Vinyl Plank, New Carpet | 9ft high ceiling on the Main floor | Granite Counters in the Kitchen & Baths | Convenient Upper-Level Laundry | Dry Bar in Rec room | A/C Home | Sunny East-Facing Fenced Backyard | Hot Tub Included in the Backyard | Insulated Double Attached Garage | Close to Schools, Shopping & Restaurants! | *****CHECK OUT THE 3D VIRTUAL TOUR***** | This charming and well-designed home welcomes you with a 9ft high ceiling and a well-designed floor plan. Upon entry, you're greeted by an expansive Living Room complemented by a double-sided gas fireplace shared with the Family Room. The sunny east-facing Family Room, adorned with a generous window and ceiling fan, seamlessly flows into the Kitchen. This gourmet Kitchen features a central island with elegant granite countertops, a raised eating bar, a gas stove, stainless steel appliances, backsplash tiles, and a convenient corner pantry. Hosting dinner parties is effortless in this spacious Dining Room, leading gracefully to the Deck. A Half Bath completes this level. Ascend to the Upper Level, where luxury meets functionality with a total of 4 Bedrooms, all brand new 60 oz Carpet throughout the upper level. Revel in the comfort of a spacious Bonus Room enhanced by a ceiling fan, while the Master Bedroom offers a spa-inspired 5pc Ensuite Bath featuring 2 skylights, Granite counter, Double Vanity, and Soaker Tub, accompanied by a walk-in closet. Three additional good-sized Bedrooms, another 4pc Bath, and a convenient upper-level Laundry cater to your family's needs. An additional walk-in closet in the hallway provides ample storage space. The fully developed Walk-Out

Basement with a sizable Rec room boasting a Dry bar and 2 more Bedrooms and Full Baths on this level. Equipped with a Double attached and insulated garage, this home invites you to bask in Summer delights and outdoor living in the East-facing fenced Backyard, complete with a Deck and a tranquil Hot Tub covered with pergola, offering a perfect retreat after a long day's work. Nestled in a prime location for families, enjoy the convenience of being mere minutes away from 3 Schools, Superstore, VIVO Rec Centre, Cinema, Bus Stops, and Stoney Trail NW. Don't miss this gem, Won't Last!