



**59 Panatella Boulevard NW
Calgary, Alberta**

MLS # A2150832

\$700,000



Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Enclosed, Front Drive, Garage Faces Front, See Re		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

LOCATED IN DESIRABLE PANORAMA HILLS! This former Jayman BUILT showhome was built to impress!!! This home offers you 1918 sq ft of maximized "LUXURIOUS" of open-concept living space. Be mesmerized by the warmth & elegance of this fabulous 2-storey home as you enter the great foyer into a soaring entrance. You are welcomed into a lovely open floor plan boasting great windows that invite natural daylight. The kitchen is a chef's dream perfect for entertaining: including raised eat-up bar, stainless steel appliances & granite countertops. Great room showcases a stone trimmed gas fireplace & built-ins around it. Moving upstairs, you will discover office space with built-ins, a beautiful Master bedroom with a walk-in closet and 5pc private ensuite in addition to 2 more bedrooms and 4pc main bath. The large south facing yard is fenced, shed, fully landscaped with concrete patio. Unspoiled look-out basement boasts large windows & future suite possibilities. Close to shopping, schools, transportation, recreation facilities & lots more! Move-in ready…Welcome Home!