



**36 Panatella Gate NW**  
**Calgary, Alberta**

**MLS # A2152167**



**\$849,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,167 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Greenbelt		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Hot Water, Humidity Control, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Internet Access, Cable Connected, Electricity, E
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this high quality built and well cared for home in a great location! The lot is right beside a nice quiet green space, providing privacy and a pleasant view all year round! The main floor offers a modern open concept layout with 9' ceiling. The beautiful kitchen makes cooking a pleasure, with its granite counter tops, large granite island, hardwood cupboards and XL size walk through Pantry. A large skylight above the stairs brings in more natural light to stream in to this delightful home. The upper level features a large master bedroom with a 5pc en-suite bathroom and a huge walk-in closet. There are two other spacious bedrooms sharing a 4pc bathroom. The Spacious sunny bonus room with vaulted ceiling is absolutely amazing! The unfinished basement comes with 2 large windows and washroom plumbing rough-in for future development. This house is equipped with an energy efficient furnace, a water softener and a new 60-gal gas hot water tank (only 3 year old). In the back yard, the landscape is outstanding, a large sized deck, matured trees and plenty plants. The south facing attached double garage and driveway give ample parking space with the benefit of plenty of sunshine during the winter months to help clear the snow and ice quickly. Convenient location! Only minutes away from good Schools, shops. Bus stops near by and quick access to Stoney Trail.