



**20 Panatella Drive NW
Calgary, Alberta**

MLS # A2159780



\$739,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: refrigerator in basement

Welcome to Panorama Hills one of Northwest Calgary's most desired communities! This exceptional home offering an abundance of living space designed to meet all your family's needs. As you step inside you'll be greeted by an inviting open floor plan. The main floor welcomes you with an open flex room that could be used as dining/living room/den with recently updated luxury vinyl plank flooring throughout the whole house. the family room offers a natural gas fireplace and large window providing plenty of natural light. The kitchen boasts upgraded stainless steel appliances, eating island with granite countertops, a walk in pantry and a large dining area perfect for your family/friends dinners. Upstairs includes large primary bedroom with walk in closet and 5-piece ensuite, 2 additional good sized bedrooms, 4-piece bathroom, large bonus room, an open flex space that could use as den/office and laundry room completed the upper floor. Excellent location close to all amenities!