



**GRASSROOTS**  
REALTY GROUP

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**164 Panatella Way NW**  
**Calgary, Alberta**

**MLS # A2201305**



**\$598,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, See Remarks, Storage		

<b>Inclusions:</b>	N/A
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Welcome to **\*\*164 Panatella Way NW\*\***, a beautifully fully finished 4-bedroom, 3.5-bathroom half duplex in the highly desirable community of Panorama Hills. This home features an open-concept main floor with a bright living room, large windows, and a modern kitchen equipped with stainless steel appliances and ample cabinet space, seamlessly connecting to the dining area with sliding patio doors leading to the fully fenced backyard and deck &mdash;perfect for summer BBQs. Upstairs, the primary bedroom offers a walk-in closet and private 3-piece ensuite, while two additional bedrooms, a 3-piece bathroom, and upper-level laundry add convenience. The fully finished basement includes a 4th bedroom, family/recreation room, and another 4-piece bathroom, making it an ideal space for guests or extra living space. With an attached single garage, easy access to Stoney Trail and Deerfoot Trail, and proximity to schools, parks, shopping centres, and recreation facilities, this move-in-ready home is perfect for families and professionals alike. Don&rsquo;t miss this fantastic opportunity!