



GRASSROOTS
REALTY GROUP

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133 Panatella Road NW
Calgary, Alberta

MLS # A2204122



\$439,900

Division:	Panorama Hills		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,304 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 426
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

BACKING ONTO A GREENSPACE UNIT***Introducing 133 Panatella Road NW – a stunning FRESHLY PAINTED 4-level split townhouse with an west-facing kitchen/backyard orientation, featuring 3 bedrooms, 2.5 bathrooms, an attached single-car garage, and a private deck that overlooks serene greenspace. This thoughtfully designed layout is ideal for families, professionals, or anyone seeking a modern, well-located home in the desirable Panorama Hills community. As you enter, you’re greeted by a spacious foyer with a convenient coat closet and direct access to the garage. Ascend to the bright and airy living room, where vaulted ceilings and expansive west-facing windows flood the space with natural light. From here, step outside to your private deck, equipped with a BBQ gas line – the perfect retreat to relax while enjoying views of the tranquil greenspace. On the next level, the gourmet kitchen impresses with granite countertops, stainless steel appliances, a pantry, and a sunny east-facing dining area, perfect for basking in the morning light. A 2-piece bathroom and laundry area with washer and dryer complete this floor. The upper level features the primary bedroom with a walk-in closet and a private 3-piece ensuite. Two additional well-sized bedrooms share a 4-piece bathroom. Elegant touches like hardwood floors in the living and kitchen areas and upgraded maple spindle railings elevate the home's appeal. The fully finished basement offers a versatile recreation or office room, providing extra space to suit your needs. Conveniently located just minutes from shopping centers, schools, walking trails by the nearby pond, and with easy access to Stoney Trail, this home combines both convenience and peace. Don't miss out on this wonderful opportunity – schedule your showing today!

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