



GRASSROOTS
REALTY GROUP

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**809 Panatella Boulevard NW
Calgary, Alberta**

MLS # A2210869



\$585,000

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,516 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions:	N/A
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Located in PANORAMA HILLS, this DUPLEX WITH NO CONDO FEES offers over 2,200 SQUARE FEET OF FULLY FINISHED LIVING SPACE has a warm, welcoming vibe throughout. The HIGH CEILINGS IN THE FRONT FOYER create an inviting first impression, leading into an OPEN CONCEPT MAIN FLOOR bathed in an abundance of NATURAL LIGHT. The kitchen features STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, ISLAND WITH BREAKFAST BAR, and PLENTY OF CABINET SPACE. A FIREPLACE WITH MANTLE anchors the living room, while the LARGE BACK DECK and FENCED BACKYARD invite easy outdoor living. Upstairs you'll find THREE BEDROOMS, including a primary suite with a WALK-IN CLOSET and ENSUITE BATHROOM, plus another FULL BATHROOM. The FULLY FINISHED BASEMENT adds nearly 700 SQUARE FEET of extra living space, complete with another FULL BATHROOM. Additional highlights include HARDWOOD FLOORS, SINGLE ATTACHED GARAGE WITH STORAGE, and a FRESHLY REPLACED EXTERIOR including NEW SIDING AND ROOFING. Just 150M FROM PANORA SQUARE PLAYGROUND and CLOSE TO SHOPPING AND SCHOOLS, this is a WELL-LOVED HOME READY FOR YOU!