GRASSROOTS REALTY GROUP

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92 Panatella Crescent NW Calgary, Alberta

MLS # A2317096

$980,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,474 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating:	Central, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE SATURDAY JUNE 13th 1-4pm. Welcome home to this well maintained 3-bedroom, 2,485 Sq/ft home backing onto a ravine with walking paths and stunning views. Filled with upgrades and natural light, the main level features oversized windows overlooking the professionally landscaped backyard and ravine. The chef’s kitchen offers a multi-level granite island with eat-in seating, abundant counter and cabinet space, corner pantry, gas cooktop, wall oven and built-in microwave. Adjacent is a bright dining nook with sliding doors to a roomy rear balcony with BBQ gas hookup. The main floor also includes a generous living room with hardwood floors and a gas fireplace, a two-piece powder room, a private home office with French doors, and a laundry/mudroom that leads to the insulated double attached garage. A graceful curved staircase leads to the upper level with a large open bonus room featuring built-in window seating. The primary suite boasts a walk-in closet and a 5-piece ensuite with skylight, dual sinks & granite counters, a soaker tub and a glass walk-in shower. Two additional well-sized bedrooms and a 4-piece main bathroom complete this floor. The entire upper level has central air conditioning. The walk-out basement has 9-foot ceilings, large windows, roughed-in plumbing for a bathroom and generous space for additional bedrooms, media or games areas. It opens to a covered tiled patio and a low-maintenance, professionally landscaped yard that backs onto green space and a pathway—on a prime lot with no retaining walls. Conveniently located close to schools, shopping, restaurants and transit. Original owners — shows pride of ownership.

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