



GRASSROOTS
REALTY GROUP

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222 PANATELLA Place NW
Calgary, Alberta

MLS # A2324558



\$655,888

Division:	Panorama Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,734 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Skylight(s), Vaulted Ceiling(s)		

Inclusions: NONE

Fantastic Panorama Hills Gardener's Delight Beauty with Newer Shingles. Very open and inviting mainfloor graced by Magnificent Hardwood Floors and Majestic Vaulted Ceiling with Sky Lights. Lovely Kitchen with Walk in Pantry; Granite Counters, Attractive Arch, Maple Cabinets. Lovely Appliance Package. Quality Breakfast Bar and area, Walk-in Pantry and Convenient Kitchen "Toe-Kick Vacuum System" Gas Stove. Large Fridge with indoor Ice Maker & Water. Pull-out type Faucet. Enjoy the Convenience of a Built-in Central Vacuum System. Separating the Living Room & the Dining Rooms is a Gorgeous Relaxing 3-Way Gas Fireplace with Ceramic Tile Facing and Hearth + Wood Mantle + Glass Fireplace Door. This Home also features a Beautiful Open Staircase to the Warm Delightful and HUGE Multi-Use Upper Loft with another Sky Light and which graciously overlooks the main floor. Two Bedrooms and Bathrooms Completes the Main Floor. The 5-pce Ensuite features Double Counter Vessel Sinks, a Soaker Tub and Separate Shower with One-Piece Faucet. Of Course there is a Prime Bedroom Walk-in-Closet. The Main 4-pce Bathroom features Granite Sink, Vessel Bowl, Corner Soaker Bathtub with Ceramic Tile Tub Surround. Fully Uniquely Developed "L" shaped Basement with Cute "Bachelor Type Bedroom Area" (just needs the walls) featuring Warm and Cozy Excellent Cork Flooring. The Gigantic Recreation Room Area also features a Quality Slate Pool Table. Beautiful 4-pce Bathroom. Laundry Room with a Soaker Sink and Upper Cupboards. Lots of Multiple Storage Areas with one you could possibly use for your Fancy Wines. Sentational Gardener's Delight pie shaped Low Maintenance Yard. Newly Professionally Repaired and painted Two-Tier Deck with Aluminum Railings and some Trex Flooring. New Box Planters. The Garden

features Numerous Special Trees. "Upside Down Tree"; Evergreens; Tri-Colour Lilac; Jasmine: Basil; Cilantro; Chives; Mint; Lily of the valley; and Roses. Conveniently located within Minutes to Major Shopping; VIVO (FORMERLY CARDEL PLACE) RECREATION CENTRE. Featuring Aquatic Centre With Pool, Two ICE arenas, Gymnasium, Climbing Wall and LIBRARY. The Home is located for Many Schools and the Major Shopping; Includes Real Canadian Superstore; Shoppers Drug Mart; Canadian Tire; Home Depot; Staples; Winners; Dollarama; Tim Horton's and many many more, also Major Banks and LANDMARK CINEMAS. Strategically Located for Quick getaway ACCESS to STONEY TRAIL,; DEERFOOT TRAIL; COUNTRY HILLS BOULEVARD AND HARVEST HILLS BOULEVARD.