



GRASSROOTS
REALTY GROUP

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126 Panatella Crescent NW
Calgary, Alberta

MLS # A2334754



\$1,150,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,524 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Sloped Down		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Former Cedarglen Homes show home, backing on the ravine, total of 5 bedrooms, 3 & 1/2 bath, fully developed walk-out with 2 bedroom, 1 full bath, rec room, kitchen suite (No city permit). It features 2,524sqft, air conditioned, curve stairs with wrought iron spindles, 9' ceiling on main floor & basement, hardwood floor, granite counter tops in kitchen. knock down ceiling. Beautiful view and walk into the ravine from the walk-out basement, convenient location; playground, school, public transit, shopping, near T&T market.