



GRASSROOTS
REALTY GROUP

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40 Panatella Mews NW
Calgary, Alberta

MLS # A2350491

\$529,900

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,474 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Close to Clubhouse, Cul-De-Sac, Few Trees, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water		
Inclusions:	Ceiling Fans, 2 Wooden Storage Shelves in the Garage		

Welcome to this freshly painted beautiful home with a fully finished Basement. Located in the highly desirable community of Panorama Hill, enjoy this great inner cul-de-sac location within walking distance to the North Trail High School. The main level features a 17ft high ceiling foyer, a 2 piece bathroom, a living room with a gas fireplace, a modern open concept kitchen with a pantry, stainless steel appliances and granite countertops, and a dining room with a glass patio door accessing the deck and fenced backyard. The main floor also has a 9ft high ceiling and hardwood flooring throughout. The upper level offers a big bonus room and two master bedrooms. Each has its own walk-in closet and an ensuite bathroom. The fully developed basement has a 3rd large bedroom, a 3pc bathroom, a laundry room and a spacious family room. The front south exposure and the north backyard allows plenty of natural light into the home and turns the basement into a bright and inviting space. The house is centrally located within walking distance of the public transit, shopping, trendy restaurants, schools, playgrounds, and many other amenities. A gorgeous home like this is a rare find, don't miss this opportunity to make it yours. Book your showings today!