

**178 panatella Boulevard NW
Calgary, Alberta**

MLS # A2172899



\$569,000

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,683 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Flag Lot, Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: None

Half duplex 2 storey home with fully finished basement for 2289 sqft living space in Panorama Hills. With an open floor plan on all 3 levels and neutral colors throughout. The main floor features a beautiful kitchen - great for cooking and entertaining, spacious living room, breakfast nook connecting to the huge deck through sliding patio door, corner gas fireplace and a half bath. The upper floor has 3 spacious bedrooms with an ensuite in the master bedroom and a 4 pc full main bathroom. a good-sized bonus room separate the master bedroom suite and the other tow bedrooms. The basement was recently finished with laminate floor huge family or entertainment room plus a 4 pc bathroom. This home is on a huge corner lot, landscaped and fenced with a nice sized deck. Panorama Hills is a mature neighborhood with all facilities your family would need; VIVO, 3 schools, community centre. Multiple ponds, walking paths, golf courses . major shoppings, public ,transportations. Easy access to the airport and out of town., Community centre offers picnic, entertaining centre, before after school, BBQ, sand box, tennis court, evant town hall can be booked and a lot of evants for the community. Insurance quote on hail damage is available in the supplements.