

**204 Panatella Drive NW**  
**Calgary, Alberta**

**MLS # A2200404**



**\$584,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-2M

**Utilities:** -

**Inclusions:** None

HUGE OVERSIZED CORNER LOT | ACROSS FROM A GREEN SPACE AND PLAYGROUND | NEW DOUBLE DETACHED GARAGE | IMMACULATELY KEPT | FRESHLY PAINTED INTERIOR | GRANITE COUNTERTOPS | OPEN FLOOR PLAN | MASSIVE BACKYARD | GREAT LOCATION WITHIN WALKING DISTANCE TO SCHOOLS, TRANSIT AND RECREATION! Beautiful and extremely well-maintained home on an oversized corner lot with a new double detached garage! Perfectly situated across the street from a large green space and playground. The expansive front porch greets guests and entices peaceful morning coffees and quiet evenings watching the sunset. Inside this open concept abode is a fresh coat of paint in a neutral hue and a stylish design. The living room invites relaxation while clear sightlines lead to unobstructed conversations. Show off your culinary prowess in the kitchen featuring granite countertops, a plethora of cabinets, a centre island with breakfast bar seating and an adjacent dining area for family meals and larger gatherings. A handy powder room is conveniently off the rear entrance for a quick clean-up upon entry. 3 spacious and bright bedrooms all with walk-in closets are located on the upper level. The primary bedroom is a true owner's retreat complete a private 4-piece ensuite. Laundry is also ideally on this level, no more hauling loads up and down the stairs! Being on a corner lot allow for a huge backyard encouraging casual barbeques and times spent unwinding while kids and pets play. Fully fenced and nestled behind the double detached garage for excellent privacy! Phenomenally located within walking distance to schools, transit, the ice rink and the private resident's club featuring a splash park, tennis courts, a cascading waterfall, basketball courts, playground, picnic areas and much more! Just a 7 minute

drive to Country Hills Golf Club, the numerous amenities at Country Hills Town Center and to the always popular Vivo Recreation Center. Neighboring Nose Hill Park provides endless outdoor recreation and is great for dog owners. Truly an outstanding location for this move-in ready home!