

780-832-5880

cord@gpremax.com

91 Panatella Close NW Calgary, Alberta

MLS # A2273069



\$865,000

Division:	Panorama Hills				
Type:	Residential/House				
Style:	2 Storey				
Size:	2,369 sq.ft.	Age:	2006 (19 yrs old)		
Beds:	6	Baths:	3 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.13 Acre				
Lot Feat:	Backs on to Park/Green Space				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Built-in Features

Inclusions: N/A

Features:

LOCATION, LOCATION!! HUGE ESTATE PIE LOT IN MASTER PLANNED (BY GENSTAR) COMMUNITY OF PANORAMA HILLS, BACKING ONTO GREEN SPACE AND ONE LOT AWAY FROM THE NOSE CREEK SYSTEM. This home is a MOST DESIREABLE with 4 BEDROOMS UPSTAIRS, HUGE BONUS ROOM, PLUS DEN ON MAIN FLOOR, RENOVATED IN 2014, AND COMES WITH A FULLY DEVELOPED BASEMENT WITH 2 MORE BEDROOMS AND ANOTHER FULL BATHROOM. Come check out this ESTATE home on a huge pie lot, backing onto pathway system, within WALKING DISTANCE TO 3 PUBLIC (and 3 CATHOLIC SCHOOLS) - Buffalo Run Elementary, Nichola Goddard Middle School, and North Trail High School. Quick access to the RING ROAD, shopping and Services located within a short walking distance as well, THIS HOME HAS EVERYTHING YOU COULD WISH FOR, AND EVEN MORE!! This neighborhood is well known for its private pathway and ravine systems, lush green areas, public parks, and proximity to SUPERSTORE, LANDMARK THEATRES, BANKS, RESTAURANTS, THE BEACON HILL COSTCO OR CROSS IRON MILLS MALL IN BALZAC. This is a RARE opportunity to BUY A UNIQUE HOME IN THE AREA.