

179 Panatella Cape NW
Calgary, Alberta

MLS # A2279943



\$755,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,187 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Granite Counters, Kitchen Island, Pantry		

Inclusions: TV Wall Bracket.

An exceptional opportunity to move into a substantially renovated 2,186 square foot home in the well-sought-after family neighbourhood of Panorama Hills. This two-storey home features new luxury vinyl flooring throughout and a bright, open floor plan. The front entrance is welcoming with an open-to-above design that creates a great first impression. The main floor offers an open kitchen with an island featuring granite countertops, an abundance of cabinetry, and a pantry, along with a brand new KitchenAid 5-burner gas range and brand new KitchenAid refrigerator. The kitchen overlooks the great room with a gas-burning fireplace. You'll also find a main-floor dining area, a flex room or home office, and convenient main-floor laundry. Upstairs, the large primary bedroom includes a walk-in closet and a private ensuite featuring a relaxing soaker tub. Two additional bedrooms are well sized, and a bright family room/bonus room with built-in cabinetry completes the upper level. The basement awaits future development and features large windows, rough-in for a future bathroom, a high-efficiency furnace, and a hot water tank. Ideally located close to shopping, schools, and everyday amenities, this home offers exceptional value in a fantastic community. Recent exterior upgrades include new shingles and eavestroughs, while the fully fenced and landscaped yard provides ample space for outdoor living, entertaining, and enjoying time with family and friends in a private setting.