

**180 Panatella Way NW
Calgary, Alberta**

MLS # A2282467



\$539,999

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,326 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Location truly makes the difference! Welcome to this beautifully cared-for 4 bedroom semi-detached, 2-storey home with a front-attached garage and extended driveway, perfectly situated in the highly sought-after community of Panorama Hills. With quick access to Stoney Trail and schools just steps away, including a newly built high school—this home is an excellent fit for growing families. Inside, the main level welcomes you with a bright and functional open layout featuring a spacious living area, a dedicated dining space and a contemporary kitchen finished with granite countertops, stainless steel appliances, pantry and ample cabinetry—ideal for both everyday living and hosting. The upper floor includes three generously sized bedrooms, highlighted by a primary bedroom that overlooks the large backyard and features a private ensuite with a tiled shower. A full bathroom and upper-floor laundry with added storage provide everyday convenience. The fully developed basement adds even more flexibility, offering one bedroom, a full bathroom and a comfortable recreation space—perfect for guests, teens or a home office setup. Step outside to enjoy the spacious backyard, great for summer gatherings or relaxing outdoors. Everyday amenities are only minutes away, including shopping, dining, grocery stores, banks, a movie theatre and the VIVO Recreation Centre and Public transit. A well-rounded home in a prime location, this one truly checks all the boxes. Schedule your showing today!