



## 180 Panatella Way Calgary Alberta

\$569,900

Location, Location, Location! Welcome to this beautifully maintained semi-detached 2-storey home with an attached front garage in the highly desirable community of Panorama Hills! This prime location offers quick access to Stoney Trail and is within walking distance to all levels of schools, including the newly built high school. As you enter, The main floor boasts a bright, open-concept layout with a spacious living room, dining area, and a modern kitchen complete with granite countertops, a peninsula island, pantry, stylish cabinetry, stainless steel appliances, and a hood fan. Upstairs features 3 generous bedrooms, including a primary suite with a large window overlooking the backyard and a tiled ensuite shower, plus a 4-piece main bathroom and a convenient laundry room with stacked washer/dryer and storage. The fully finished basement adds even more value with a 4th bedroom, 4-piece bathroom, and a versatile rec room perfect for family entertainment. Located Just minutes away, you'll find a major shopping centre featuring grocery stores, banks, restaurants, a movie theatre, and the popular VIVO recreation centre. The area is well-connected by public transit with a nearby bus terminal. Residents will also enjoy exclusive access to the newly renovated Panorama Hills Homeowners Association, set to reopen soon with a community hall, kitchen, and more! This is the ideal family home in a thriving, amenity-rich community--book your showing today! (id:6769)

Bedroom 9.75 Ft x 12.00 Ft  
4pc Bathroom 8.25 Ft x 4.92 Ft  
Recreational, Games room 9.75 Ft x 12.83 Ft  
Furnace 6.75 Ft x 7.42 Ft  
Living room 12.08 Ft x 12.50 Ft  
Kitchen 12.83 Ft x 8.67 Ft  
Dining room 9.42 Ft x 10.42 Ft

2pc Bathroom 5.33 Ft x 5.75 Ft  
4pc Bathroom 9.25 Ft x 4.92 Ft  
3pc Bathroom 4.83 Ft x 8.50 Ft  
Primary Bedroom 12.33 Ft x 15.83 Ft  
Bedroom 11.92 Ft x 10.25 Ft  
Bedroom 8.83 Ft x 11.42 Ft

Listing Presented By:



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**RE/MAX**

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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net