



# 113 Panatella Road Calgary Alberta

\$449,900

Welcome to this beautiful 3-bedroom, 2.5-bathroom (1,534 SqFt Developed/Liveable Area) END UNIT townhouse in the highly desirable Panorama Hills community! This bright and meticulously maintained home offers plenty of natural light and BACKS ONTO A SERENE OPEN COURTYARD. The main floor boasts a grand living room with soaring double-height ceilings and large windows that lead to a spacious deck, perfect for outdoor relaxation. On the second level, you'll find a well-designed kitchen with plenty of cabinetry, a dining area, and a convenient half-bathroom with laundry. Upstairs, the top floor offers three bedrooms, including a master retreat with a 4-piece ensuite overlooking the courtyard, and a second 4-piece bathroom. The FULLY FINISHED basement features a large rec room, perfect for family gatherings and entertainment. This home also includes an OVERSIZED SINGLE-CAR ATTACHED GARAGE and additional driveway parking for a second vehicle. Enjoy easy access to a wide range of amenities, including playgrounds, schools, and a scenic lake, all within walking distance. Nearby shopping, including Superstore, Canadian Tire, banks, and restaurants, ensures convenience, while quick access to Stoney Trail and Deerfoot Trail makes commuting a breeze. Don't miss out on this fantastic opportunity to own a great starter home in a lovely family-friendly community. Schedule your private showing today, and explore the 3D virtual tour! This one won't last long! (id:6769)

2pc Bathroom 7.42 Ft x 5.33 Ft  
Dining room 8.92 Ft x 7.00 Ft  
Kitchen 11.33 Ft x 10.33 Ft  
Primary Bedroom 14.08 Ft x 10.92 Ft  
Bedroom 10.50 Ft x 8.42 Ft  
Bedroom 10.08 Ft x 8.42 Ft

4pc Bathroom 8.17 Ft x 5.75 Ft  
4pc Bathroom 7.25 Ft x 6.92 Ft  
Family room 12.58 Ft x 10.92 Ft  
Storage 5.00 Ft x 2.58 Ft  
Furnace 12.00 Ft x 5.00 Ft  
Living room 17.00 Ft x 13.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.realestatecalgary-ab.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca