

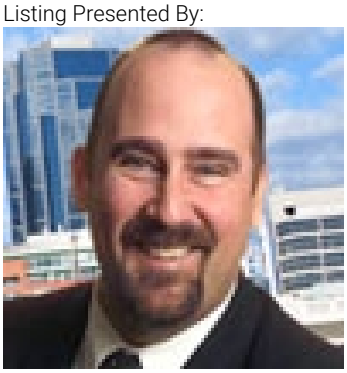

# 75 Panatella Villas Calgary Alberta

$364,900

OPEN HOUSE SUNDAY OCT 18 (1:00-3:00 PM) Your new home is waiting! Ideally located within this great complex: SOUTH FACING back yard, opening into a BEAUTIFUL QUIET COURTYARD, and a very short walk away is a great PARK AND PLAYGROUND. You will love the open layout with VINYL PLANK flooring, OPEN CONCEPT KITCHEN with QUARTZ COUNTERS and STAINLESS APPLIANCES, and a FULLY DEVELOPED BASEMENT. Upstairs are three very spacious bedrooms, including a WALK-IN CLOSET in the primary bedroom. The exterior of the building has recently been redone, with HARDIE BOARD siding and NEW SHINGLES. For those sunny summer evenings, you have a south facing patio with GAS BBQ HOOK-UP, and in the wintertime you will love parking in your ATTACHED SINGLE GARAGE (and you have driveway space for a SECOND CAR as well). Although you will be living in this QUIET NEIGHBORHOOD surrounded by PARKS and the PANATELLA POND nearby, there is very QUICK ACCESS TO STONEY TRAIL. The COUNTRY HILLS SHOPPING CENTER is also very nearby, and the kids can WALK TO SCHOOL - amazing location! This home is priced to sell, don't miss out! (id:6769)

Primary Bedroom 13.42 Ft x 12.08 Ft
Bedroom 13.00 Ft x 8.33 Ft
Bedroom 12.00 Ft x 8.50 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
Recreational, Games room 16.58 Ft x 13.58 Ft
Furnace 8.50 Ft x 8.08 Ft
Laundry room 7.00 Ft x 3.17 Ft
Living room 17.17 Ft x 10.67 Ft
Dining room 7.33 Ft x 7.00 Ft
Kitchen 8.75 Ft x 8.42 Ft
2pc Bathroom 4.92 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:
Century 21 Masters

https://clint-sanheim.c21.ca/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca