



THE
A-TEAM

**RE/MAX
FIRST**

20 PANATELLA Drive, Calgary T3K 6C2

MLS®#: **A2159780** Area: **Panorama Hills** Listing Date: **08/22/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **-\$19k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **3,928 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,020**
 Low Sqft:
 Ttl Sqft: **2,020**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 11`6"	Family Room	Main	16`11" x 12`4"
Kitchen	Main	12`8" x 8`10"	Dining Room	Main	10`2" x 12`6"
Pantry	Main	3`9" x 3`9"	Entrance	Main	5`4" x 6`8"
Mud Room	Main	8`11" x 5`0"	2pc Bathroom	Main	6`6" x 3`1"
Bedroom - Primary	Second	13`8" x 13`5"	5pc Ensuite bath	Second	13`2" x 9`9"
Walk-In Closet	Second	6`7" x 4`6"	Bedroom	Second	12`4" x 10`11"
4pc Bathroom	Second	10`0" x 4`11"	Bedroom	Second	9`11" x 9`11"

**Flex Space
Laundry**

**Second
Second**

**12`6" x 8`5"
5`3" x 6`5"**

Bonus Room

Second

18`0" x 12`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0411854

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to Panorama Hills one of Northwest Calgary's most desired communities! This exceptional home offering an abundance of living space designed to meet all your family's needs. As you step inside you'll be greeted by an inviting open floor plan. The main floor welcomes you with an open flex room that could be used as dining/living room/den with recently updated luxury vinyl plank flooring throughout the whole house. the family room offers a natural gas fireplace and large window providing plenty of natural light. The kitchen boasts upgraded stainless steel appliances, eating island with granite countertops, a walk in pantry and a large dining area perfect for your family/friends dinners. Upstairs includes large primary bedroom with walk in closet and 5-piece ensuite, 2 additional good sized bedrooms, 4-piece bathroom, large bonus room, an open flex space that could use as den/office and laundry room completed the upper floor. Excellent location close to all amenities!

Inclusions:
Property Listed By:

**refrigerator in basement
Heritage Elite Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











