

**510 PANATELLA Walk, Calgary T3K 0Z3**

MLS®#: **A2165557** Area: **Panorama Hills** Listing Date: **09/13/24** List Price: **\$465,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 05-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**

Lot Information

Lot Sz Ar: **Finished Floor Area**  
 Lot Shape: **Abv Sqft: 1,314**  
**Low Sqft:**  
**Ttl Sqft: 1,314**

DOM

**69**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Underground Sprinklers**

Park Feat: **Double Garage Detached,Insulated,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Stone,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Tankless Water Heater,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Tankless Hot Water**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`1" x 5`0"</b>	<b>Dining Room</b>	<b>Second</b>	<b>11`5" x 8`2"</b>
<b>Kitchen</b>	<b>Second</b>	<b>13`7" x 10`7"</b>	<b>Living Room</b>	<b>Second</b>	<b>17`2" x 12`2"</b>
<b>3pc Ensuite bath</b>	<b>Third</b>	<b>5`5" x 8`4"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>9`0" x 5`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>13`0" x 10`4"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`1" x 11`5"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$276

Fee Simple

M-1 d75

Fee Freq:

Monthly

Legal Desc: 1412556

Remarks

Pub Rmks: • Welcome to this exceptionally pristine townhouse in the coveted community of Panorama Hills. Enjoy the quality of superior James Hardie Plank siding, and lush, extensive landscaping that enhances the beauty of the complex. This beautifully maintained home features a unique double master suite layout, each with its own ensuite and walk-in closet, offering unmatched privacy and convenience. The main floor showcases 9-foot ceilings and elegant hardwood flooring throughout. Large windows enhance the bright and open feel of the space. The kitchen is a chef's dream with upgraded granite countertops, ceiling-height cabinets, an oversized eating bar, and stainless steel appliances. The dining area opens onto a private outdoor deck, perfect for relaxing or entertaining. The living room is a cozy space designed for family gatherings with tons of natural light. The laundry room is conveniently located between the two master suites on the upper floor. An attached tandem two-car garage provides ample parking and storage. A large playground, green-space, and basketball court are right outside the gates. You'll also have access to the exclusive 6-acre Panorama Hills Community Centre, featuring tennis courts, a spray park, picnic areas, and seasonal ice skating. Nearby walking and cycling paths wind through a scenic ravine with a creek, ponds, and wildlife. Panorama Hills features established schools at all levels, including the brand-new North Trail High School, just a short walk away. Enjoy proximity to major transit hubs, public libraries, Vivo Rec Centre, restaurants, shopping, a movie theatre, and quick access to Stoney Trail, Deerfoot Trail, and Calgary International Airport. Call your favourite Realtor to view this immaculate home before it's gone!

Inclusions: N/A  
Property Listed By: Hope Street Real Estate Corp.

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















