

204 PANATELLA Drive, Calgary T3K 0T4

MLS® #: **A2200404** Area: **Panorama Hills** Listing Date: **03/12/25** List Price: **\$584,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **3,648 sqft**
 Lot Shape:

Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Lawn**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Open Floorplan,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **1011425**

Zoning: **R-2M**

Remarks

Pub Rmks: **HUGE OVERSIZED CORNER LOT | ACROSS FROM A GREEN SPACE AND PLAYGROUND | NEW DOUBLE DETACHED GARAGE | IMMACULATEDLY KEPT | FRESHLY PAINTED INTERIOR | GRANITE COUNTERTOPS | OPEN FLOOR PLAN | MASSIVE BACKYARD | GREAT LOCATION WITHIN WALKING DISTANCE TO SCHOOLS, TRANSIT AND RECREATION! Beautiful and extremely well-maintained home on an oversized corner lot with a new double detached garage! Perfectly situated across the street**

DOM

24
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Attached-Side by Side**

Parking

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

from a large green space and playground. The expansive front porch greets guests and entices peaceful morning coffees and quiet evenings watching the sunset. Inside this open concept abode is a fresh coat of paint in a neutral hue and a stylish design. The living room invites relaxation while clear sightlines lead to unobstructed conversations. Show off your culinary prowess in the kitchen featuring granite countertops, a plethora of cabinets, a centre island with breakfast bar seating and an adjacent dining area for family meals and larger gatherings. A handy powder room is conveniently off the rear entrance for a quick clean-up upon entry. 3 spacious and bright bedrooms all with walk-in closets are located on the upper level. The primary bedroom is a true owner's retreat complete a private 4-piece ensuite. Laundry is also ideally on this level, no more hauling loads up and down the stairs! Being on a corner lot allow for a huge backyard encouraging casual barbeques and times spent unwinding while kids and pets play. Fully fenced and nestled behind the double detached garage for excellent privacy! Phenomenally located within walking distance to schools, transit, the ice rink and the private resident's club featuring a splash park, tennis courts, a cascading waterfall, basketball courts, playground, picnic areas and much more! Just a 7 minute drive to Country Hills Golf Club, the numerous amenities at Country Hills Town Center and to the always popular Vivo Recreation Center. Neighboring Nose Hill Park provides endless outdoor recreation and is great for dog owners. Truly an outstanding location for this move-in ready home!

Inclusions:

Property Listed By:

None

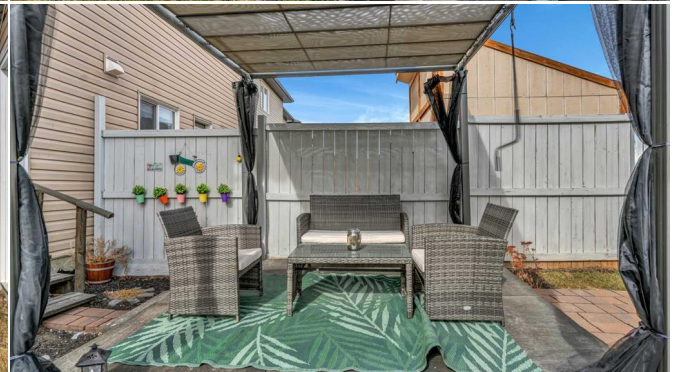
LPT Realty

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











204 Panatella Dr, Calgary, AB

Main Floor Exterior Area 732.35 sq ft
Interior Area 600.75 sq ft



0 3 6 ft

PREPARED: 2025/03/10



White regions are excluded from total floor area in EXUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

204 Panatella Dr, Calgary, AB

1st Floor Exterior Area 751.07 sq ft
Interior Area 656.10 sq ft
Excluded Area 7.40 sq ft



0 3 6 ft

PREPARED: 2025/03/10



White regions are excluded from total floor area in EXUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.