

## 15 Panatella Row NW Calgary, Alberta

**MLS # A2204106**



# \$765,000

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,850 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Gentle Sloping, Irregular Lot,		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	NONE.		

Newly Priced for Immediate Consideration Nestled in the heart of Panorama Hills, this stunningly updated home is the perfect blend of modern elegance and everyday comfort. Every detail has been thoughtfully upgraded, from brand-new appliances and fresh paint to new 60oz luxury carpet with premium underlay. The kitchen has been beautifully enhanced, offering a contemporary feel that is perfect for cooking and entertaining. Enjoy the warmth of new lighting throughout, creating an inviting ambiance in every room. The spacious primary suite provides a private retreat, while the bonus room upstairs offers the perfect space for relaxation or work. With four bedrooms and three and a half bathrooms, this home is designed to fit any lifestyle. The oversized corner lot boasts new landscaping, while the massive 25+ foot deep garage provides ample space for vehicles, storage, and more. The fully finished basement adds even more living space, and the home's layout makes it easy to add a side entrance if desired. Located just steps from Panatella Square Park and Playground, with quick access to Stoney Trail and all the conveniences of North West Calgary, this is a home that truly has it all. New window coverings on the main floor and a brand new roof complete the package—all that's left is for you to move in and make it your own. See additional information by clicking on the brochure and virtual tour links. Don't miss this incredible opportunity—visit the open house this weekend or book a private tour with your favourite agent today!