

302, 101 Panatella Square NW  
Calgary, Alberta

MLS # A2229127



**\$485,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,718 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 334
<b>Basement:</b>	See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d85
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

**INVESTMENT ALERT | FIRST TIME HOME BUYERS | 2022 BUILT | 3 BEDROOMS | 3.5 BATHROOMS | ATTACHED SINGLE GARAGE.** Welcome to The Heights at Panorama in the desirable community of Panorama Hills. This open concept townhome offers 1718 square feet of luxury living just steps away from community parks, walk and bike pathways. With its West fronting, this townhome offers a ton of natural lighting across its upper levels. This home offers an attached single car garage which leads to fully developed flex/bonus room space, perfect for home office or at home gym! There is also a full bathroom and direct access to the backyard. On the main floor you'll find the perfect balance of open concept living and flexible design placement with a rear kitchen containing quartz counter tops and stainless steel appliances, a dedicated dining room location, laundry room, powder room, and a central living room space. The upper level you will find two generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a private 4 piece bathroom ensuite. A well-appointed bathroom serves the other bedroom, ensuring comfort and privacy for all occupants. A beautiful loft completes this level, offering additional living space for your needs. This property is situated close to schools within the community, shopping malls, movie theatre, Vivo Recreational Centre, public transportation, and easy access to major routes, such as Stoney Trail and Deerfoot Trail. Don't miss the opportunity to own this incredible home - schedule a showing today!