

**91 Panatella Close NW**  
**Calgary, Alberta**

**MLS # A2273069**



**\$865,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,369 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

LOCATION, LOCATION!! HUGE ESTATE PIE LOT IN MASTER PLANNED (BY GENSTAR) COMMUNITY OF PANORAMA HILLS, BACKING ONTO GREEN SPACE AND ONE LOT AWAY FROM THE NOSE CREEK SYSTEM. This home is a MOST DESIREABLE with 4 BEDROOMS UPSTAIRS, HUGE BONUS ROOM, PLUS DEN ON MAIN FLOOR, RENOVATED IN 2014, AND COMES WITH A FULLY DEVELOPED BASEMENT WITH 2 MORE BEDROOMS AND ANOTHER FULL BATHROOM. Come check out this ESTATE home on a huge pie lot, backing onto pathway system, within WALKING DISTANCE TO 3 PUBLIC (and 3 CATHOLIC SCHOOLS) - Buffalo Run Elementary, Nichola Goddard Middle School, and North Trail High School. Quick access to the RING ROAD, shopping and Services located within a short walking distance as well, THIS HOME HAS EVERYTHING YOU COULD WISH FOR, AND EVEN MORE!! This neighborhood is well known for its private pathway and ravine systems, lush green areas, public parks, and proximity to SUPERSTORE, LANDMARK THEATRES, BANKS, RESTAURANTS, THE BEACON HILL COSTCO OR CROSS IRON MILLS MALL IN BALZAC. This is a RARE opportunity to BUY A UNIQUE HOME IN THE AREA.