

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

**MLS # A2289055**



**\$834,900**

<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 (20 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>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** n/a

FINALLY, A 4 +2 BEDROOM HOME LOCATED IN THE ESTATES OF PANORAMA HILLS! THIS HOME SITS ON A HUGE ESTATE PIE LOT, BACKING ONTO GREEN SPACE AND ONE LOT AWAY FROM THE NOSE CREEK AND GREEN SPACE. This home is a RARE FIND with 4 BEDROOMS UPSTAIRS, HUGE BONUS ROOM, PLUS DEN ON MAIN FLOOR, AND COMES WITH A FULLY DEVELOPED BASEMENT WITH 2 MORE BEDROOMS AND ANOTHER FULL BATHROOM. Come check out this popular floorplan. LOCATED 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 MORE THAN ENOUGH ROOM FOR YOUR FAMILY!! 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.