

102 Panatella Hill NW
Calgary, Alberta

MLS # A2315190



\$549,900

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,185 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Gentle Sloping, Interior Lot, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Quartz Counters, Track Lighting, Vinyl Windows		
Inclusions:	window blinds, wardrobe front entrance		

Whether it is your first home or your next chapter, all the work has already been done for you. This 1,700 sq. ft. home features 4 bedrooms and 2.5 baths, with \$50,000 in recent upgrades including a new roof, furnace, hot water tank, central AC, triple-pane windows, exterior doors, and siding. Additionally, the home includes newer appliances, extra attic insulation, and interior soundproofing. The main floor offers an inviting open layout with a spacious living room and a functional kitchen featuring a quartz central island, a cozy dinette, and built-in cabinetry. Upstairs, you will find a primary bedroom with a walk-in closet, two additional bedrooms, and a four-piece bathroom. The lower level provides a private family room, a fourth bedroom, and a full bath. Outside, the low-maintenance backyard and spacious deck are perfect for enjoying the weather. The property also includes a double detached garage with overhead storage. Easy access to Stoney Trail. Located steps away from trails, playgrounds, and schools, and within walking distance of shops and restaurants, this home is move-in ready. **BONUS:** On possession your new home will be professionally cleaned, air ducts/furnace cleaned, and carpet shampooed. All done before you move-in. **YOU ONLY NEED TO UNPACK!** Reach out to your preferred Realtor to schedule a viewing.