



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

410 Panatella Square NW  
Calgary, Alberta

MLS # A2237880



\$749,900

|             |                                                                                                       |            |     |
|-------------|-------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                               | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                        | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                       | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                        | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                                                              | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                       | Utilities: | -   |
| Features:   | French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry |            |     |
| Inclusions: | N/A                                                                                                   |            |     |

Welcome to this spacious and inviting two-storey home offering over 2,867 sq.ft. of developed living space, nestled in the heart of the mature and established Panorama Hills community. The main floor features an open foyer with 9 ft ceiling, a bright den perfect for a home office, and a modern kitchen with a large island, pantry, and elegant quartz countertops. The cozy living room is complete with a corner fireplace - ideal for family gatherings. Upstairs you'll find three generously sized bedrooms, including a primary suite with a luxurious ensuite featuring a separate shower and soaker tub. A huge bonus room opens onto a private balcony - perfect for enjoying your morning coffee. A full bathroom completes the upper level. The recently developed basement (only two years old) offers even more living space with a spacious recreation room and a 4th bedroom - perfect for guest or a growing family. additional upgrades include fresh interior and exterior paint, new carpet throughout, new roof (upgrade Level 4), New Siding (north & west sides), Water Tank (2024) and New Eaves. Enjoy the convenience of a double attached garage, easy access to Stoney Trail, nearby walking paths, schools, and parks - all within a family-friendly, mature neighborhood. Don't miss this move-in ready home -perfect for comfortable family living.