



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

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410 Panatella Square NW
Calgary, Alberta

MLS # A2257513



\$719,900

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.