

121 Panatella Green NW  
Calgary, Alberta

MLS # A2204349



\$969,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,628 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: Water softener "as-is", Shed, Two flower pots in front of garage

This exceptional executive home is everything you've been searching for! Located in a quiet cul-de-sac and directly across from scenic walking paths and the pond in the highly sought-after Panorama Hill community, this home is designed with impeccable high-end finishes throughout. Recent upgrades include a brand-new roof, new gutters, and a modern dishwasher. The expansive main floor boasts a chef-inspired kitchen, featuring stainless steel JENN-AIR & BOSCH appliances, granite countertops, generous cabinet and counter space, a corner walk-in pantry, and a convenient computer station. The open-concept living room is anchored by a beautiful double-sided gas fireplace and framed by large windows, offering a bright and inviting atmosphere. A den provides a flexible space, perfect for work or relaxation. Upstairs, you'll discover a spacious master suite featuring a French door, a walk-in closet and a luxurious ensuite, the perfect retreat after a long day. The second floor also includes two generously sized bedrooms, a well-appointed bathroom, a laundry room, and a dedicated study and work area, ideal for a growing family. The partially finished 9-ft basement features a cozy family room, ideal for movie nights or casual gatherings. The backyard is designed for enjoyment, featuring a fantastic sport pad, ideal for family fun and outdoor relaxation. Conveniently located near Buffalo Rubbing Stone School, Captain Nichola Goddard School, and St. Jerome Elementary School, this home is also within close proximity to Country Hills Golf Club, shopping malls, and major banks. Don't miss the opportunity to live in this vibrant and welcoming community, your dream home is waiting!