

**39 Panatella Mews NW
Calgary, Alberta**
MLS # A2222274


\$639,999

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,507 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Charming 3-bedroom, 3.5-bathrooms semi-detached duplex ideally located in a quiet cul-de-sac in the sought-after community of Panorama Hills. Built by Cedarglen Homes in 2010, this residence offers over 2,100 square feet of thoughtfully designed living space. The open-concept main floor features gleaming hardwood floors and 9-foot ceilings with pot lights. The gourmet kitchen has granite countertops, a spacious island, a pantry, stainless steel appliances, and maple cabinetry. The great room boasts a cozy gas fireplace with a mantel, perfect for relaxing evenings. Adjacent to the dining area, a spacious nook opens onto a south-facing deck, overlooking a fully fenced and landscaped backyard to enjoy picturesque views of the green space, offering privacy and tranquility. Upstairs, you'll find three generously sized bedrooms. The primary suite includes a walk-in closet and a private three-piece ensuite bathroom. An additional four-piece bathroom serves the remaining bedrooms. The fully developed walkout basement includes an illegal suite with a spacious living area or bedroom, a well-appointed kitchen, a four-piece bathroom, and shared laundry facilities. This versatile space offers potential for extended family living or rental opportunities. Energy-efficient features include a tankless hot water system, roof, gutters, and eavestrough had been changed in May 2025. The single attached garage provides secure parking and additional storage. Residents of Panorama Hills enjoy access to excellent parks, walking trails, schools, shopping centers, major highways, libraries, recreational centers, and cinemas. This exceptional home combines modern amenities with a prime location. Don't miss the opportunity to make this your new home.