

**540 Panatella Court NW
Calgary, Alberta****MLS # A2229456****\$838,800**

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,230 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Track Lighting		
Inclusions:	n/a		

This fantastic family home with over 3000 square feet of developed living space is located in the very desirable community of Panorama Hills. Being situated on a quiet cul-de-sac, it is just steps away to the Ravine, a tot lot, community amenities, walking/biking trails, it is ideal for family living. The beautifully renovated kitchen with white cabinets, granite counter tops, subway tile back splash and a centre Island will boost your culinary experience and make family time and entertaining a delight. The Open Concept Floorplan on the spacious main floor boasts 9 ft ceilings creating an open, airy, light ambiance. A large Family Room with its highlighted fireplace is open to the kitchen and the Dining Area. For those with a green thumb you will enjoy the large Sun room. Perfect for your flowers and or an Art studio. A main floor Den and a Laundry room that opens to the double attached garage complete the main floor plan. New carpet and beautifully refinished hardwood throughout. On the Upper-Level step into the Luxurious Primary Bedroom and discover your own private retreat. It includes a 5-piece en-suite with dual vanities, separate shower and a deep soaker tub as beautifully designed. Additionally, the Upper Level offers a massive Bonus room, two bedrooms and a 4-piece bathroom. Family living at its best. Private side entrance with access to the basement. The Basement has been developed with an illegal suite that could easily accommodate multi-generational family living. It includes a recreation room, a large 4th bedroom, 4-piece bath and a second kitchen/ bar. Moving on outside you will enjoy back yard BBQ's and entertaining family and friends on the sprawling full width deck. Nicely landscaped with an abundance of mature trees and shrubs. This is a superb home in an ideal location! Quick access to major shopping centre, walking distance to Super

Store and minutes to Deerfoot and Stoney Trail. Many recent upgrades throughout including New tile and quartz countertops in all bathrooms, carpet throughout, New Refrigerator. Granite and back splash in Kitchen. Great value. Shows 10 out of 10.