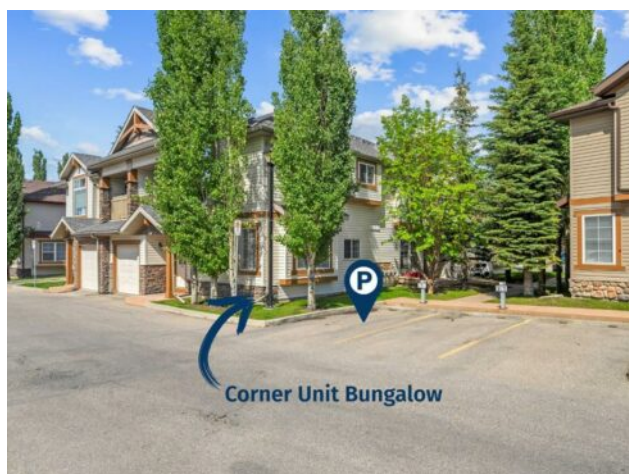


103, 151 Panatella Landing NW
Calgary, Alberta

MLS # A2236379



\$310,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Assigned, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Private		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to a bright 988 sq ft ground-level corner unit bungalow in a well-managed community. **RARE CORNER LOCATION:** This exceptional positioning floods the open-concept living space with abundant natural light through numerous windows. **IN-FLOOR HEATING & EFFICIENCY:** Enjoy year-round comfort and energy efficiency with radiant in-floor heating throughout. **MODERN KITCHEN:** The upgraded kitchen boasts ample counter space, a pantry, and a functional island featuring a sink, power outlets, a built-in dishwasher, and a breakfast bar. **FLEX CORNER COUNTER:** Just off the kitchen, discover a versatile corner counter perfect for working from home, hobbies, or projects. **BRAND-NEW UPGRADES:** Benefit from brand-new premium appliances. **THOUGHTFUL BATHROOM:** The stylish 4-piece bathroom features a large countertop with generous cupboard space and a built-in linen closet for easy towel access. **COZY MASTER RETREAT:** The large master bedroom offers abundant natural light and features a charming, cozy window seat – your perfect reading nook. **ADDITIONAL BEDROOM:** A second comfortable bedroom provides flexible space. **TWO CONVENIENT STORAGE AREAS:** Enjoy ample storage with dedicated space in the laundry room plus an additional larger storage room nearby. **IN-UNIT LAUNDRY:** Practicality is assured with laundry facilities right within your home. **PRIVATE PATIO:** Step directly outside to your own private patio area, ideal for relaxing and enjoying fresh air. **DEDICATED PARKING:** Your private, assigned parking stall is located just steps from your front door, with plentiful visitor parking available. **PET-FRIENDLY COMMUNITY:** Panorama Landing is a pet-friendly complex (pets welcome with Board approval). **FAMILY-FRIENDLY AMENITIES:** A beautiful playground is situated within the complex for easy access to

playtime. **UNBEATABLE LOCATION:** Situated in the heart of Panorama Hills, enjoy immediate access to parks, diverse shopping, dining options, and top-rated schools. **EFFORTLESS COMMUTING:** Benefit from quick access to public transit, Stoney Trail, Deerfoot Trail, and YYC Airport. Do not miss this opportunity to own a home with modern upgrades and low condo fees in this highly sought-after community.