

\$684,900 - 35 Panatella Drive Nw, Calgary

MLS® #A2148034

\$684,900

3 Bedroom, 3.00 Bathroom, 1,222 sqft

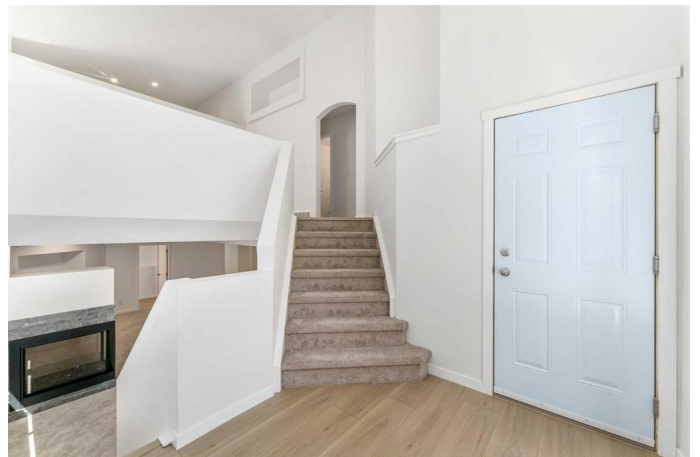
Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

A Rare Gem in Panorama Hills! Discover the perfect blend of space, style, and convenience in this stunning, fully renovated bi-level home, offering over 2,100 sq ft of developed living space. Ideally situated within walking distance to shops and green spaces, this home has been meticulously upgraded from top to bottom.

The main level boasts new vinyl plank flooring, stylish white walls, and vaulted ceilings, creating a bright and airy ambiance. Large windows flood the home with natural light, enhancing its welcoming atmosphere. The front family room provides a cozy space for entertaining guests and spending quality family time. The completely renovated kitchen features timeless white cabinets, a classic subway backsplash, brand new stainless steel appliances, a center island, and a corner pantry. Adjacent to the kitchen, the spacious dining area is perfect for family gatherings and holiday meals, with access to the back deck through oversized sliding patio doors. The primary bedroom offers a luxurious 4-piece ensuite bathroom and a walk-in closet, while a second bedroom, conveniently separate from the primary, has its own 4-piece bathroom just outside the door.

The fully finished lower level is ideal for a kids' play area, games room, media area, or home gym. A three-sided fireplace adds to the ambiance, and the space is so versatile that



you could incorporate all these options. A third bedroom and an additional 4-piece bathroom make this level perfect for visitors or a growing family. There is ample storage space under the entrance and a brand new mechanical room for peace of mind.

Outside, the backyard is a haven with mature trees providing privacy and a two-tiered deck perfect for long summer evenings. A built-in shed under the patio offers convenient storage for lawn equipment and patio furniture. The double attached garage provides warmth and security for your vehicles year-round.

Every inch of the interior of this home has been completely renovated including new flooring, new cabinets, new countertops, new appliances, new bathrooms, new furnace, new electrical & new plumbing.Â

Located close to Vivo Family Centre, shopping, schools, and walking paths, this home is perfect for a busy family or anyone who loves to host gatherings. This beautifully maintained home in Panorama Hills is a rare find, offering an exceptional living experience in a sought-after community. Donâ€™t miss out on this fantastic opportunity!

Built in 2004

Essential Information

MLS® #	A2148034
Price	\$684,900
Sold Price	\$674,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,222
Acres	0.10
Year Built	2004

Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	35 Panatella Drive Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6C2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Level, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cedar, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2024
Date Sold	July 17th, 2024
Days on Market	8
Zoning	R-1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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