780-380-6207
meghan@meghanrobinson.net

305 Panatella Walk NW
Calgary, Alberta

MLS # A2215385

$459,000

Division:	Panorama Hills
Type:	Residential/Five Plus
Style:	2 Storey

Size:	1,339 sq.ft.	**Age:**	2014 (11 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached
Lot Size:	-
Lot Feat:	Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 329
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	None

Check out this stunning 2-storey townhouse in Panorama Hills! Built in 2014, this 1,338 sq. ft. home offers 3 spacious bedrooms and 1.5 baths upstairs. The 9ft ceilings and engineered hardwood flooring on the main level add a touch of elegance. A sunny southwest-facing exposure floods the home with natural light throughout the day. The modern kitchen features a central island, granite countertops, full-height cabinetry, and stainless steel appliances, making meal prep a breeze. A double attached garage provides ultimate convenience. This move-in-ready townhome boasts a bright and welcoming living room, a well-equipped kitchen, a sunny nook with balcony access, and a half bath on the main level. Upstairs, you’ll find the primary bedroom with a walk-in closet and ensuite, along with two additional bedrooms and a full bath. The basement houses the laundry room and access to the double garage. Perfect as a starter home or investment property, this townhome is located just minutes from Buffalo Rubbing Stone School, Save-On-Foods, Co-Op, Superstore, restaurants, public transit, and more! Quick access to Stoney Trail and Country Hills Blvd makes commuting a breeze. Act fast while mortgage interest rates remain at an all-time low! Let me know if you’d like me to adjust the tone or highlight any other details!