

# \$584,900 - 204 Panatella Drive Nw, Calgary

MLS® #A2200404

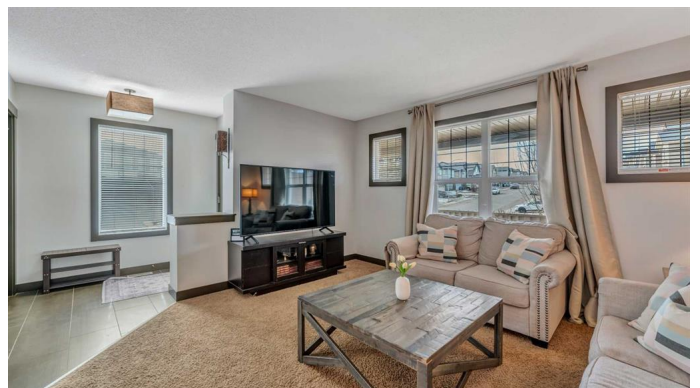
**\$584,900**

3 Bedroom, 3.00 Bathroom, 1,483 sqft  
Residential on 0.08 Acres

Panorama Hills, Calgary, Alberta

HUGE OVERSIZED CORNER LOT |  
ACROSS FROM A GREEN SPACE AND  
PLAYGROUND | NEW DOUBLE DETACHED  
GARAGE | IMMACULATEDLY KEPT |  
FRESHLY PAINTED INTERIOR | GRANITE  
COUNTERTOPS | OPEN FLOOR PLAN |  
MASSIVE BACKYARD | GREAT LOCATION  
WITHIN WALKING DISTANCE TO  
SCHOOLS, TRANSIT AND RECREATION!

Beautiful and extremely well-maintained home on an oversized corner lot with a new double detached garage! Perfectly situated across the street from a large green space and playground. The expansive front porch greets guests and entices peaceful morning coffees and quiet evenings watching the sunset. Inside this open concept abode is a fresh coat of paint in a neutral hue and a stylish design. The living room invites relaxation while clear sightlines lead to unobstructed conversations. Show off your culinary prowess in the kitchen featuring granite countertops, a plethora of cabinets, a centre island with breakfast bar seating and an adjacent dining area for family meals and larger gatherings. A handy powder room is conveniently off the rear entrance for a quick clean-up upon entry. 3 spacious and bright bedrooms all with walk-in closets are located on the upper level. The primary bedroom is a true owner's retreat complete a private 4-piece ensuite. Laundry is also ideally on this level, no more hauling loads up and down the stairs! Being on a corner lot allow for a huge backyard



encouraging casual barbeques and times spent unwinding while kids and pets play. Fully fenced and nestled behind the double detached garage for excellent privacy! Phenomenally located within walking distance to schools, transit, the ice rink and the private residentâ€™s club featuring a splash park, tennis courts, a cascading waterfall, basketball courts, playground, picnic areas and much more! Just a 7 minute drive to Country Hills Golf Club, the numerous amenities at Country Hills Town Center and to the always popular Vivo Recreation Center. Neighboring Nose Hill Park provides endless outdoor recreation and is great for dog owners. Truly an outstanding location for this move-in ready home!

Built in 2010

### **Essential Information**

MLS® #	A2200404
Price	\$584,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,483
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	204 Panatella Drive Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3K 0T4

### Amenities

Amenities Park, Recreation Facilities, Clubhouse, Picnic Area, Playground, Racquet Courts

Parking Spaces 2

Parking Double Garage Detached, Oversized

# of Garages 2

### Interior

Interior Features Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 12th, 2025

Days on Market 2

Zoning R-2M

HOA Fees 210

HOA Fees Freq. ANN

### Listing Details

Listing Office LPT Realty ULC

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