

**741 Panatella Boulevard NW**  
**Calgary, Alberta**

**MLS # A2229048**



**\$590,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,633 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** None

Welcome home, you will love this home for sure and indeed .....nicely nested semi-detached home next to the park in the family oriented neighborhood of Panorama Hills! This nice corner fully fenced home offers over 2400 square feet of lovely living space... Cedarglen built a home with a fully furnished basement with permit in 2021. Featuring open concept living room on the main floor, corner gas fireplace, OModern nice huge kitchen/dining area, Great maple cabinets, stainless steel appliances, nice size pantry, There is access to the backyard and yes there is a HOT TUB included as is. The flooring consists of beautiful maple hardwood, lino and carpet. Some other feature of this beautiful home , Basement is fully finished with permit and has one bedroom and a rec/game, full bath room,high efficiency furnace, and a 50 gallon hot water tank, in fenced crossed back yard