

# The Heights at Panorama

101 PANATELLA SQUARE NW

Spacious 3-storey townhomes with modern high end finishings. Residents of The Heights at Panorama will enjoy the amenities of a typical single-family home, such as an attached private garage, air-conditioning, stainless-steel appliances and even downtown city views for select suites. Access to Stoney Trail is quick and easy, just a few blocks away.

**7 TOWNHOUSE BUILDINGS; 52 UNITS**  
**OCCUPANCY STARTING January 1ST, 2022**

GET  
IN  
TOUCH

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Colwell Banker Mountain Central

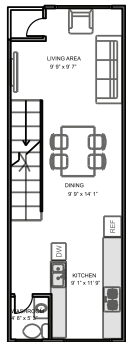


# Features

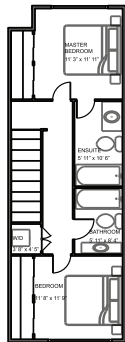
- Townhomes with 2 – 3 bedrooms and 2.5 – 3.5 bathrooms
- Private attached garage (single or double)
- Brand new units completed December 2021
- Open concept layouts for the kitchen-living-dining areas
- In-suite large capacity washer, dryer and dishwasher
- Smart home features including keyless entry, Samsung SmartThings enabled Fridge and Range, and an EcoBee Thermostat
- Portable air conditioning unit provided
- Polished quartz countertops and vinyl plank flooring
- Ample Storage
- Selected private balcony/patio areas
- Selected units with stunning views of Calgary city-scape
- Children's playground and outdoor family gathering amenity
- Easily accessible location near Stoney Trail and Harvest Hills Boulevard
- 1 year of free TELUS internet & cable (with 2 year TELUS contract)



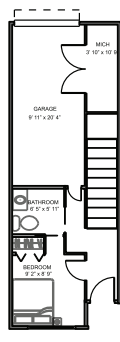
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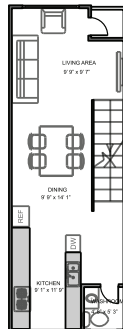
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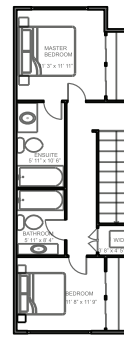
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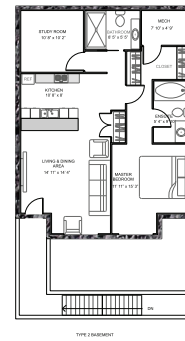
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TYPE 2C 2ND FLOOR PLAN



TYPE 2B 3RD FLOOR PLAN



TYPE 2B 3RD FLOOR PLAN







## THE HEIGHTS at Panorama

### THE BUILDING

- Spacious 3-storey townhomes with modern high-end finishing's.
- Residents of The Heights at Panorama will enjoy the amenities of a typical single-family home, such as an attached private garage, air-conditioning, stainless-steel appliances and even downtown city views for select suites.
- Access to Stoney Trail is quick and easy, just a few blocks away.
- Energy efficient building designs including mechanical and distribution systems
- 7 Townhouse Buildings: 52 Units

### THE AMENITIES

- Three common area amenity areas, consisting of children's playground area and sitting areas.
- Private balconies for all units and grade level patios for multiple units.
- Frequent bus stops with multiple bus routes connecting different parts of the city.
- Visitor and handicap parking stalls
- Panatela Square park one block away
- Ease of access to Stoney Trail and Harvest hills.
- Surrounding areas rich with retail, shopping stores and entertainment options for all age groups. Minutes away, for all essential needs access to Superstore, Canadian tire, Home Depot and Winners.

### THE UNITS

- 10 ft ceilings throughout units for all blocks except for Block 7 and Block 1, which have 9ft ceilings.
- Energy efficient vinyl double pane windows and oversize doors/patio doors
- Portable air conditioners provided for each suite above grade
- Roller shade window coverings throughout with black out shades for bedrooms.
- Weiser Smart Code 10 lock entry lock systems for easy entries.
- Custom picked selections by professional interior designers.
- A choice of 2 high quality LVP flooring options acoustic underlay throughout all living areas with different cabinet selections to pick from. Modern looking LVP stairs with LVP nosing's for longevity and durability. Custom LVP heat vents throughout.
- Separate utility meters for each unit.
- Convenient in-suite Energy Star® front-load stacking washer and dryer centre, vented to the exterior
- Brilliant lighting with LED energy efficient contemporary light fixtures throughout
- Modern flat line painted baseboards, door frames and casings
- Ample closet and storage shelving, metal colour wire shelving for Block 2 with custom design and white melamine custom closet shelving for all other blocks.



## THE HEIGHTS at Panorama

### THE KITCHENS

- Floor to Ceiling height extra-long, textured finish cabinets with soft closers with custom designs with integrated storage.
- Polished hard surface crystal white quartz eased edge countertops
- Stainless steel undermount sink with industrial high arc pull out single lever faucet.
- Modern design subway custom height kitchen backsplashes.
- Polished chrome door handles, modern sleek design.
- High end energy saving Samsung stainless steel appliance package including dishwasher, microwave with integrated hood fan, electric rear control stove and integrated fridges with optimum storage capacity.

### THE BATHROOMS

- Polished hard surface quartz eased edge countertops.
- Custom space deigned cabinetry for optimum storage.
- Tile floorings in all bathrooms and custom selected LVP with acoustic underlay in half baths.
- Ceiling height tiled finished walls surrounding tubs and showers.
- Matching bathroom hardware and accessories from Taymour.
- Environmentally conscious fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers for well-being
- Master bathrooms equipped with showers with integrated seats and custom shower doors.
- Vanity width matching side to side big mirrors.

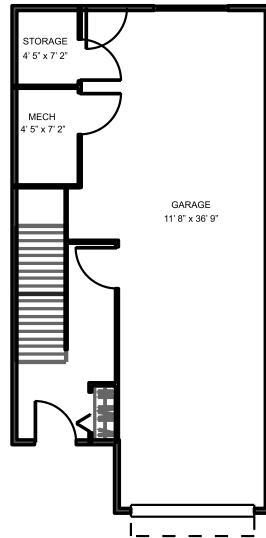
# 101 PANATELLA SQUARE NW

Panatella Square NW

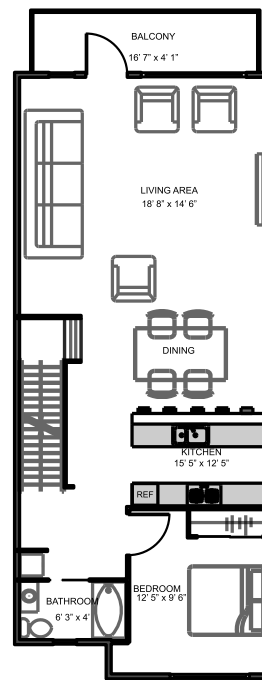




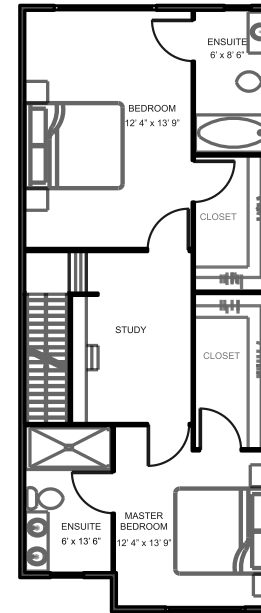
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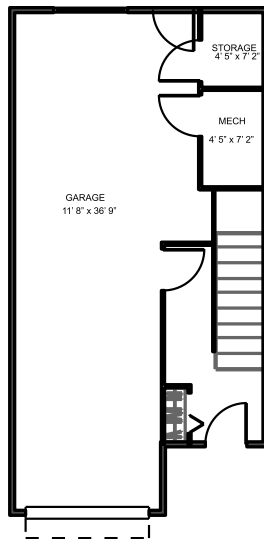
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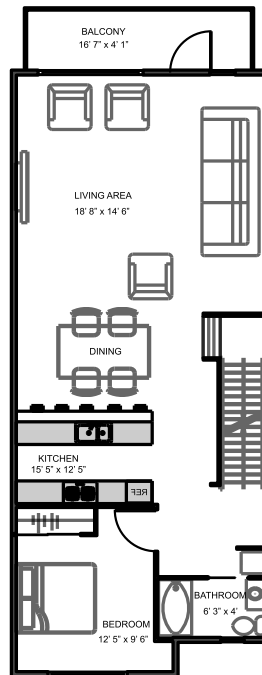
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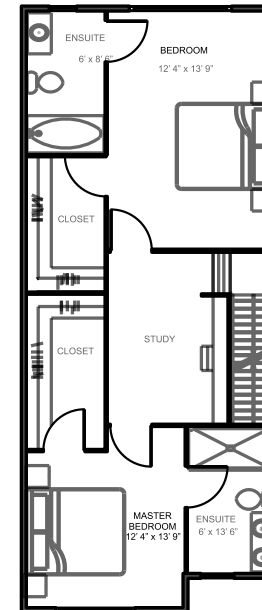
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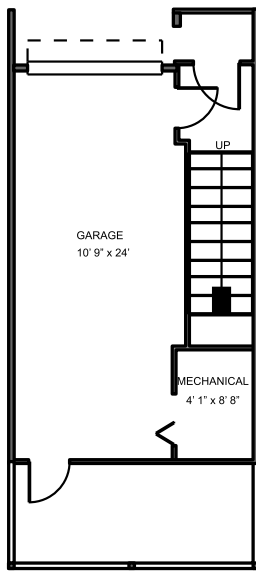
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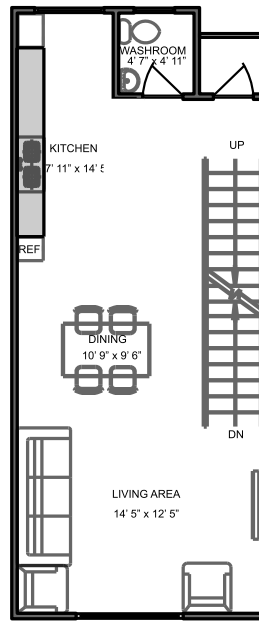
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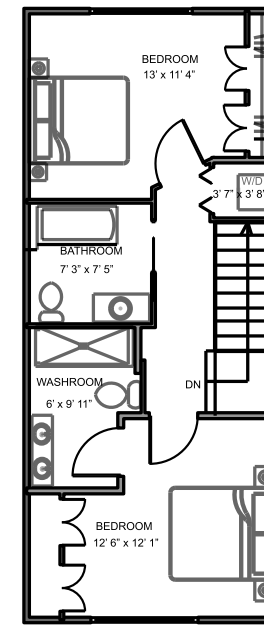
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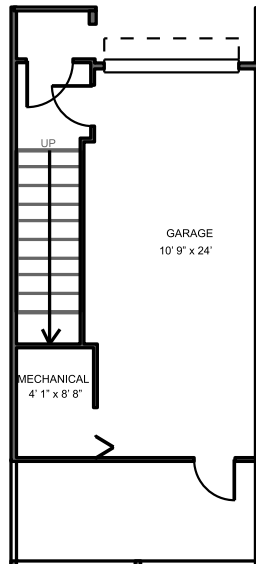
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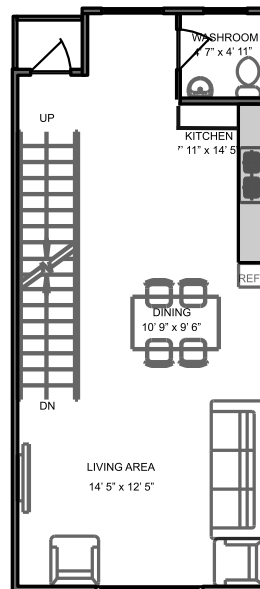
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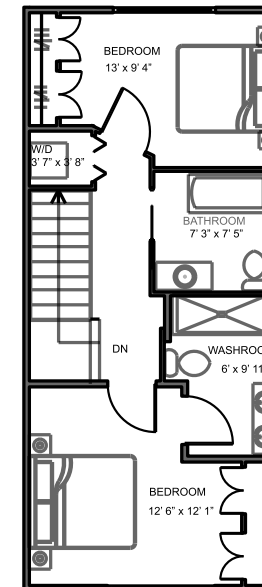
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TYPE 3B MAIN FLOOR PLAN



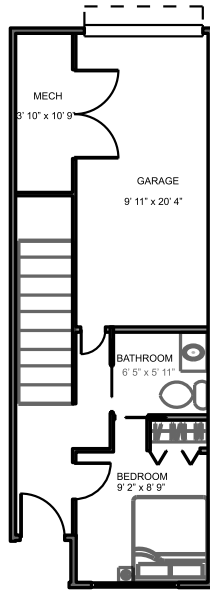
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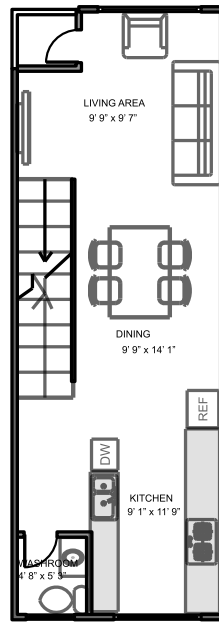
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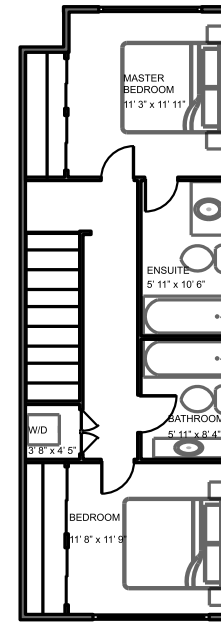
THE HEIGHTS  
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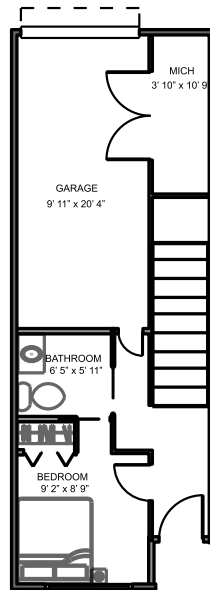
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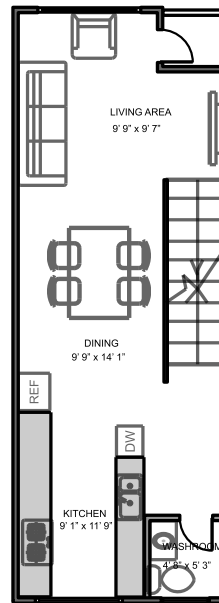
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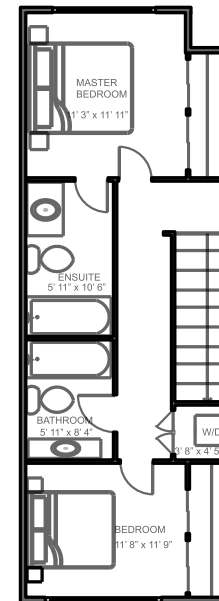
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TYPE 2B MAIN FLOOR PLAN



TYPE 2B 2ND FLOOR PLAN



TYPE 2B 3RD FLOOR PLAN

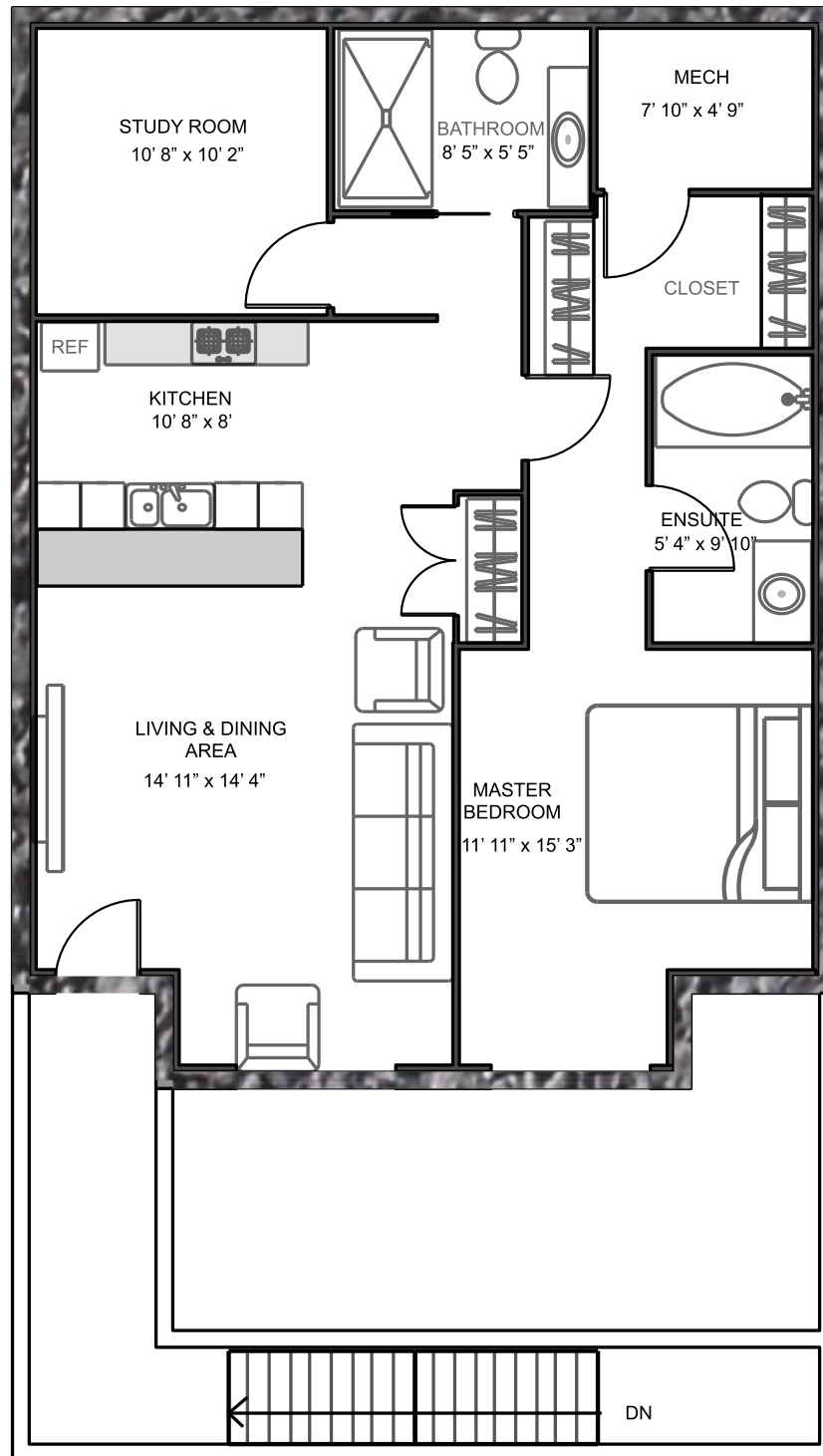


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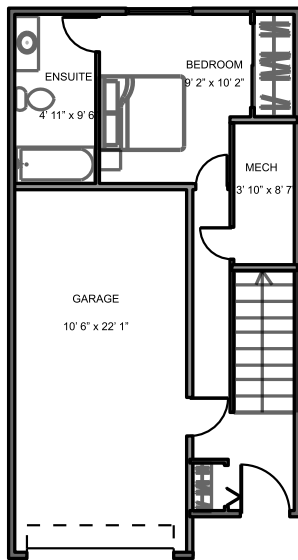
THE HEIGHTS  
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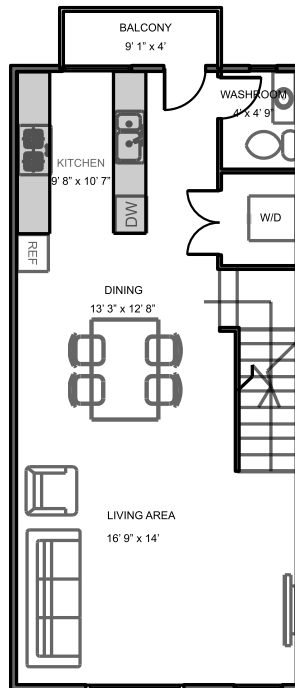
TYPE 2 BASEMENT



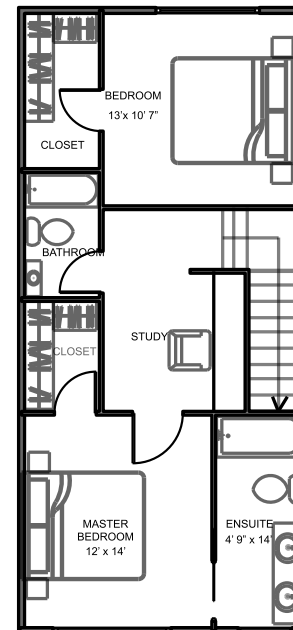
# THE HEIGHTS at Panorama



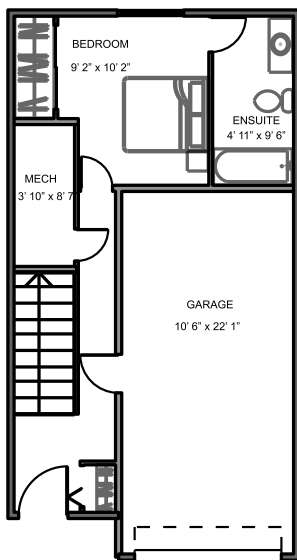
TYPE 1A MAIN  
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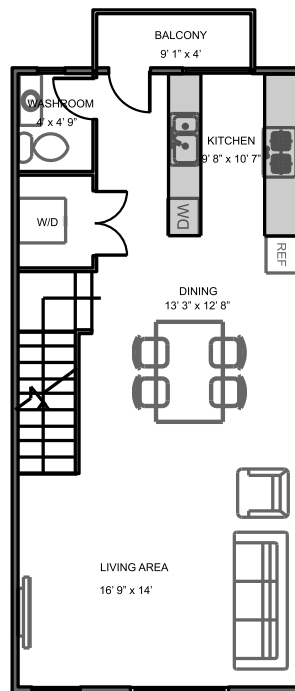
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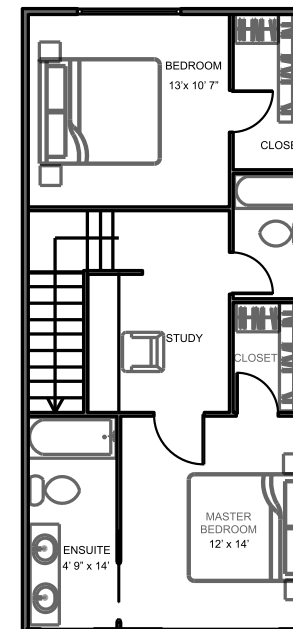
TYPE 1A 3RD  
FLOOR PLAN



TYPE 1B MAIN  
FLOOR PLAN



TYPE 1B 2ND  
FLOOR PLAN



TYPE 1B 3RD  
FLOOR PLAN





THE HEIGHTS  
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101 Panatella Square NW

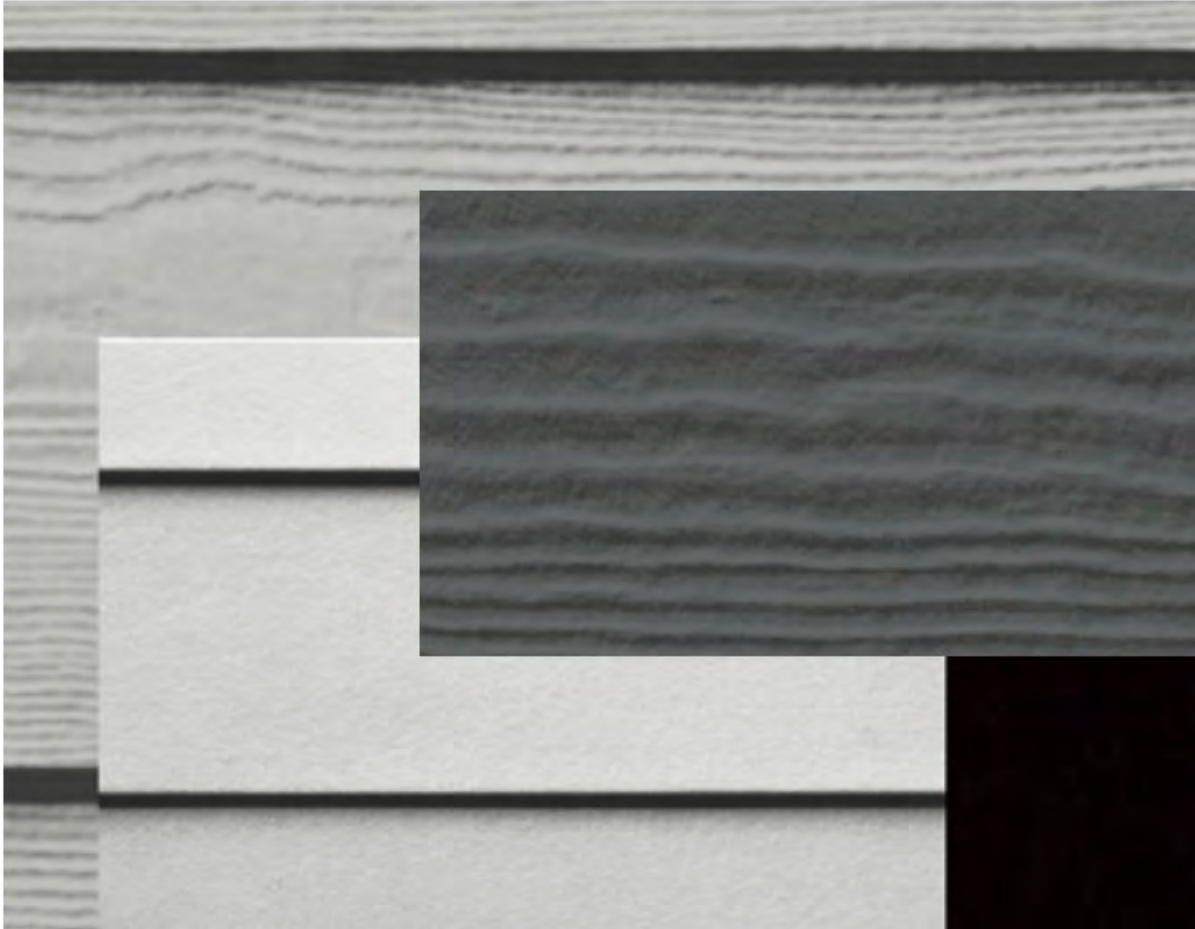
Interior Design





# Exteriors

Material	Color	Name
James Hardie Panel	Dark Gray	Night Grey
Horizontal Vinyl Siding	White Gray	Arctic White
James Hardie Siding	Light Gray	Light Mist
Aluminum Cladding	Black	Onyx Black





# Block 1,3,4,7 Warm Palette

Interior 4 - Block 1,3,4,7		
	Supplier	Product Info
Cabinet	Custom Décor Cabinets	Egger - White Havana Pine - H3078 ST22
LVP	City Carpets	Prosol Elevation – Berkshire
Countertop	Stone Gallery	Crystal White Quartz
Tile	City Carpets	3606 Polished
Backsplash Tile	City Carpets	Subway Tile
Wall Paint	Sherman Williams	Custom Coverage white

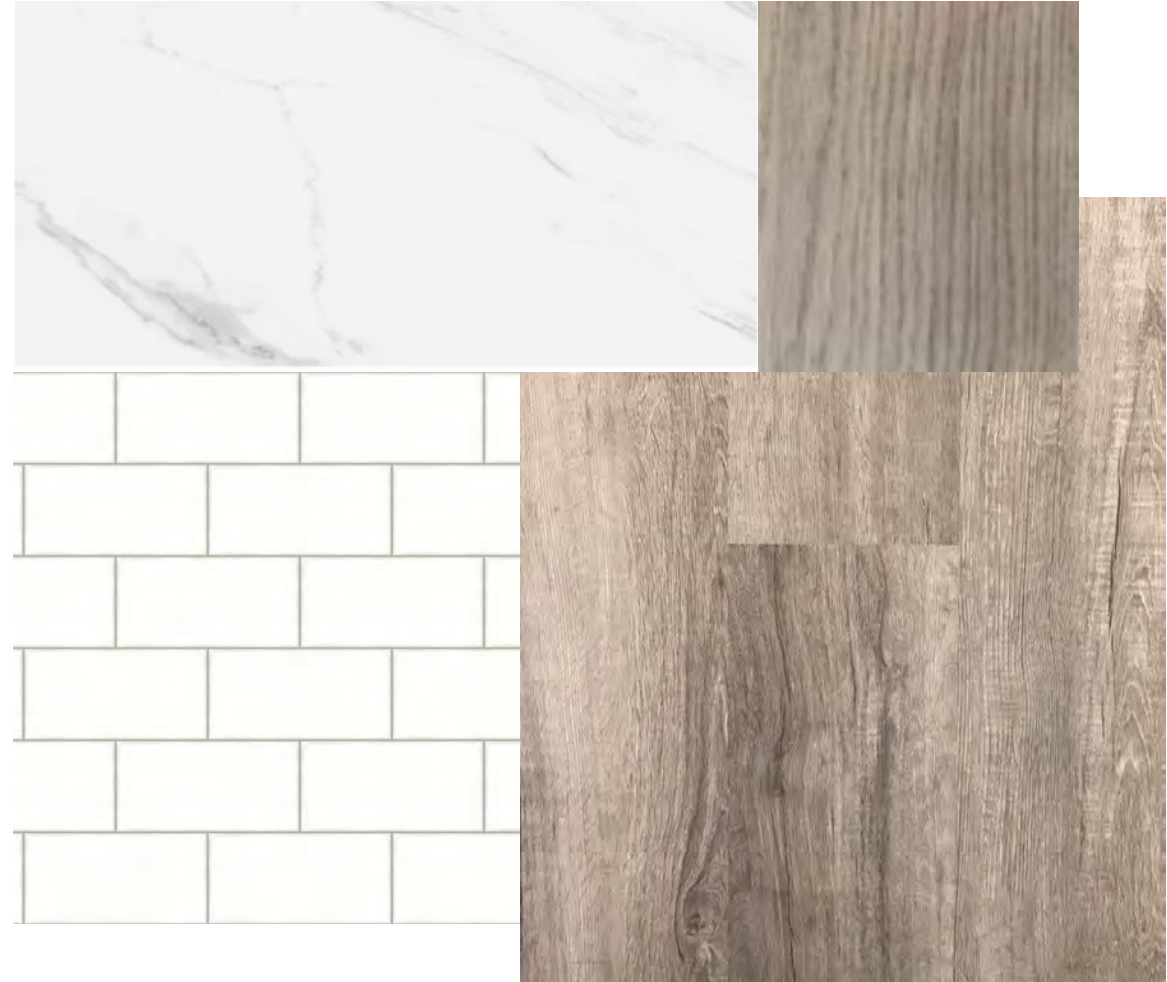


# Block 1,3,4,7 Cool Palette



THE HEIGHTS  
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Interior 3 - Block 1,3,4,7		
	Supplier	Product Info
Cabinet	Custom Décor Cabinets	Helen - Decor TFL
LVP	City Carpets	Paris - Trolltunga
Countertop	Stone Gallery	Crystal White Quartz
Tile	City Carpets	3606 Polished
Backsplash Tile	City Carpets	Subway Tile
Wall Paint	Sherman Williams	Custom Coverage white





# Block 2,5,6 Warm Palette

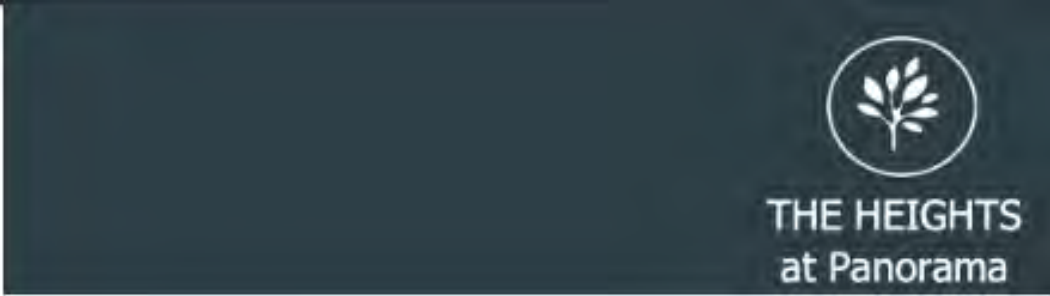


THE HEIGHTS  
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Interior 1 - Block 2,5,6		
	Supplier	Product Info
Cabinet	Custom Décor Cabinets	Schenk - Grey Authentic Oak
LVP	City Carpets	Prosol Elevation - Berkshire
Countertop	Stone Gallery	Crystal White Quartz
Tile	City Carpets	3606 Polished
Backsplash Tile	City Carpets	Subway Tile
Wall Paint	Sherman Williams	Custom Coverage white

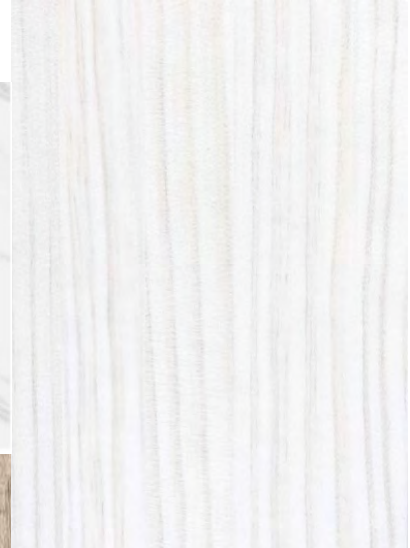


# Block 2,5,6 Cool Palette



## Interior 2 - Block 2,5,6

	Supplier	Product Info
Cabinet	Custom Décor Cabinets	Schenk - Hacienda White
LVP	City Carpets	Paris Tolltunga
Countertop	Stone Gallery	Crystal White Quartz
Tile	City Carpets	3606 Polished
Backsplash Tile	City Carpets	Subway Tile
Wall Paint	Sherman Williams	Custom Coverage white





# Unit Layout & Design Type

Unit Number	Palette Type	Unit Number	Palette Type	Unit Number	Palette Type
Block 1		Block 3		Block 7	
105	Warm	401	Warm	301	Warm
107	Warm	402	Warm	302	Warm
109	Warm	403	Cool	303	Warm
111	Warm	404	Cool	304	Cool
113	Cool	405	Cool	305	Cool
115	Cool	406	Warm	306	Cool
117	Cool	Block 4		307	Cool
119	Cool	601	Warm	308	Cool
121	Cool	602	Cool		
123	Warm	603	Cool		
125	Warm	604	Cool		
127	Warm	605	Warm		
129	Warm	606	Warm		
Block 2		Block 5			
201	Warm	701	Warm		
202	Warm	702	Cool		
203	Warm	Block 6			
204	Cool	501	Warm		
205	Cool	502	Warm		
206	Cool	503	Warm		
207	Cool	504	Cool		
208	Cool	505	Cool		
209	Warm	506	Cool		
210	Warm				
211	Warm				



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