



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

84 Panatella Manor NW
Calgary, Alberta

MLS # A2225187



\$1,149,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,387 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed, Large Mirror above the fireplace

Opportunities like this don't come along often! This spacious 2,387sq.ft estate home is perfectly tucked into a peaceful corner of Panatella Estates — ideal for families looking for room to grow and create lasting memories. As you step inside, you'll be welcomed by a bright, open layout with soaring ceilings and warm natural light. The main floor offers a private office/den for work or study, a beautifully updated kitchen with a massive island for gathering, a sunny dining nook, and a vaulted living room anchored by a gas fireplace — perfect for cozy evenings. You'll also find a 2-piece bath, laundry room, and a striking open staircase that invites you upstairs. The second floor features three large bedrooms, including a primary suite where you can unwind in your 5-piece spa-like ensuite and organize with ease in the walk-in closet. A stylish 4-piece main bath serves the other bedrooms. Downstairs, the fully finished basement offers even more space with in-floor heating, a huge rec room, two more bedrooms, and a full bathroom — ideal for teens, guests, or extended family. The heated double garage is the cherry on top! But the true standout here is the backyard — your private outdoor paradise! Designed for entertaining, it boasts a large deck with privacy wall, two patio spaces, incredible stonework, and professional landscaping that wraps the home in beauty. Recent updates include: hardwood floors & kitchen refresh (2021), new dishwasher (2021), electric range & furnace (2024), tankless water heater (2020), fresh paint (2025), and new shingles on the way! This one-owner gem offers the perfect blend of indoor comfort and outdoor living. Don't miss your chance — call your Realtor today for a private viewing!

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