



GRASSROOTS
REALTY GROUP

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107 Panatella Cape NW
Calgary, Alberta

MLS # A2236703



\$859,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,202 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Storage Shed, Gazebo, Stand Up Freezer in Mechanical Room, Second Refrigerator in Garage		

Excellent Location - Original Owner - Pride of Ownership! - Walk-Out Basement - Over 3100 Square Feet of Living Space - perfectly laid out in this original owner home, ideally located in Panorama Hills, backing on to pathways and the estate homes and walkways. You are greeted with wonderful curb appeal highlighted with a brand-new siding, garage door and roof, all work completed through insurance! This house was built with over \$150k in structural and cosmetic upgrades. As you enter you can envision how the floor plan accommodates today's lifestyle and young families with schools within walking distance. In the garage, an abundance of space with an additional expanded walkable storage loft that will accommodate tool benches and cabinetry for your daily needs (6ft high). As you enter the home, the hallway gently opens to the large dining room with a custom contemporary dining room table and generous open concept main floor, great for entertaining! The upgraded chef's kitchen is the heart of the floor highlighted with a large central island, great for dinner parties, Electrolux Icon built in oven and speed oven, LG fridge, corner pantry and customized kitchen cabinets that expand the whole length of the kitchen and nook for added storage. Enjoy breakfast in the morning in your sunny dining nook or take your coffee outside to your upper deck with the comfort of your awning that creates needed shade on those warm and sunny days. Upstairs, you will find three generous bedrooms including a primary bedroom with vaulted ceilings and a spa like ensuite including a make up counter and deep walk in closet. The generous bonus room also with vaulted ceilings and custom entertainment built in offers the perfect getaway to enjoy a movie or a book. Lastly, the Walk out Basement is a dream space for work and play with a lot of natural light. The corner office/ den

cannot be more ideal for working from home with windows, custom built in L shaped desk and cabinets, easily creating focus or a meeting place for your clients with pride of ownership. The incredible office is equally matched with media built-ins for entertainment, wet bar and corner wine cellar with temperature control with Vintage View racks, a fourth bedroom and a full bathroom creating an exceptional escape or the opportunity for a legal basement suite. Lastly – central A/C throughout all three floors, high capacity Kinetico water softener and brand new hot water tank (replaced 6 months ago)! The backyard has a recently added 12x16 ft pergola, a storage shed and room for your own garden! There is nothing to do here but move in and enjoy your new lifestyle!