



GRASSROOTS
REALTY GROUP

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

44 Panatella Rise NW Calgary, Alberta

MLS # A2236760



\$1,299,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,851 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Central Vacuum + All Attachments "AS IS"

Panorama Hills - 44 Panatella Rise NW: Welcome to this fully renovated 2 storey home, built by Landmark Homes. This 2-storey home features over 4,000 square feet of beautifully developed living space, a total of 4 bedrooms (3 above grade), 3.5 bathrooms, and a double attached garage. The main floor showcases rich hardwood flooring throughout and an open-to-above level foyer. The chef-inspired kitchen features a stunning waterfall island with storage, quartz backsplash, and Frigidaire Professional stainless steel appliances - including a built-in fridge/freezer, double wall ovens, induction cooktop, and custom millwork hood fan. Enjoy the bright breakfast nook with a built-in buffet, and the added convenience of a walk-through pantry with a butler's pantry complete with a beverage fridge, microwave, and lots of storage. The living room features a cozy gas fireplace and opens onto the backyard via sliding patio doors. A formal dining room, private home office with west-facing windows, stylish 2-piece powder room, and a spacious mudroom with a built-in bench and cabinets complete the main level. Upstairs, you'll find a luxurious primary bedroom with dual walk-in closets and a spa-like 5-piece ensuite with heated floors, dual vanities, a soaking tub, and a curbless glass shower. Two additional generous bedrooms, a large bonus room with west-facing windows, a 4-piece main bathroom, and a well-equipped laundry room with a quartz folding counter and Samsung washer/dryer add to the upper level's functionality. The fully finished basement offers a spacious family room and recreation, a wet bar with custom cabinetry, a 4th bedroom with dual closets, and a 3-piece bathroom - ideal for guests or growing families. Enjoy outdoor living in the landscaped backyard featuring a composite deck, gas BBQ hookup, and direct access to a scenic

walking path that leads to a vibrant pond, playground, basketball court, picnic area, and nearby ravines. This beautifully updated home was extensively renovated in 2023, with new shingles and gutters completed in 2025. Nestled on a quiet street in the prestigious Panatella Estates area of Panorama Hills, this home offers an unbeatable location just steps from schools (Buffalo Rubbing Stone Elementary, Captain Nichola Goddard Junior High, and North Trail High School), parks, shopping, and the Vivo Recreation Centre - with quick access to Stoney Trail. Don't miss your chance to own this stunning family home - call today for more info!