



**GRASSROOTS**  
REALTY GROUP

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**52 Panatella Gate NW**  
**Calgary, Alberta**

**MLS # A2237831**



**\$699,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,770 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Watch your kids walk to North Trail High School! Discover the perfect blend of comfort and convenience in this Two Storey home with 3 + 1 bedrooms and 3.5 baths. Refinished Maple hardwood flooring (2024) and newer carpet (2021) add a fresh and modern touch throughout the home, while central air ensures year-round comfort. With over 2380 sq ft total developed space, there's plenty of room for everyday living and growing families. The Main Level features a welcoming Living Room with a gas fireplace. The Kitchen is thoughtfully designed with granite countertops, a stylish backsplash, and a central island with a raised eating bar. It also includes a Pantry and a bonus counter nook—ideal for a coffee station or extra prep space. The adjacent Dining Room is bathed in natural light and opens directly onto the Deck and Backyard. A convenient Half Bath completes this level. Upstairs offers an open Bonus Room with vaulted ceilings reaching 10 feet, perfect for relaxing or working from home. The Primary Bedroom also features a vaulted ceiling reach up to 10 feet, along with a Walk-In Closet and a private 4-piece Ensuite with granite countertop and a Soaking Tub. Two additional good sized Bedrooms provide flexibility for family or guests, complemented by a full Bath with granite counter, which conveniently includes the Laundry room. The Basement is fully finished with a large Game Room that can be used as a recreation space or media room. A spacious fourth Bedroom with a Walk-In Closet and a full Bath complete this level, offering privacy and comfort for guests or older children. A double attached insulated Garage provides secure parking. The Backyard is fully fenced and landscaped, featuring both a patio area and a deck, perfect for summer barbecues and family enjoyment. New siding and shingles (2024) add curb appeal and peace

of mind. Ideally located near walking paths, shopping, and transit access. Close to Coventry Hills Centre, Vivo, and offers easy access to Stoney Trail.