



GRASSROOTS
REALTY GROUP

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24 Panatella Square NW
Calgary, Alberta

MLS # A2248368



\$699,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

****OPEN HOUSE this Sat on Aug 16 at 2-4PM**** STOP and LOOK at this beautifully upgraded 2-storey home. Offering 3 Bedrooms and 3.5 Baths, nestled in the sought-after Panorama Hills community! | Over 2,500 sq ft of total living space | Recent Upgrades: Culligan Water Softener (2024), New Roof & Siding (2024), Hot Water Tank (2024) | 9ft Ceilings Throughout | Gleaming Hardwood Floors | Granite Counters in Kitchen & Quartz Counters in Upper Baths | Dry Bar in Rec Room | Fully Finished Basement | Landscaped & Fully Fenced Backyard with Gazebo (2022) | Insulated Double Attached Garage | This well-maintained home welcomes you with gleaming hardwood flooring and 9ft ceilings that create a sense of space and elegance. The spacious Living Room features a cozy gas fireplace opens to the gourmet Kitchen offers granite countertops with breakfast bar, stainless steel appliances, newer Dishwasher (2022) and a walk through Pantry. Connects to the kitchen is a large Dining Area for your daily meals and enjoy with friends and families in any gatherings. Upstairs you'll find the Primary Bedroom that is your private retreat, featuring a walk-in closet and a luxurious 5pc Ensuite with quartz counters, double vanity and a soaker tub. Two additional good-sized Bedrooms, a Bonus Room and a convenient Laundry Closet with Samsung Washer & Dryer (2022), and one full bath complete this level. The Finished Basement is perfect for entertaining. It features a large Rec Room ideal for gatherings and relaxation with a dry Bar area. A Den offers additional flexible space for work or Gym. Also finished with a 3-piece Bath. Recent upgrades include duct & vent cleaning (2024) and a Rheem Furnace for year-round comfort. Enjoy outdoor living in the fully fenced and landscaped backyard with a charming gazebo (2022) included in the sale. A beautiful park for

children is just a few steps away, along with easy access to the scenic Panorama Hills walking trails. Conveniently located near schools, shopping such as Superstore, parks, Vivo, and walking/bike paths — this home is a must-see! Don’t miss out!