



**GRASSROOTS**  
REALTY GROUP

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

**540 Panatella Court NW**  
**Calgary, Alberta**

**MLS # A2255456**



**\$735,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                                |               |                   |
| <b>Type:</b>     | Residential/House                             |               |                   |
| <b>Style:</b>    | 2 Storey                                      |               |                   |
| <b>Size:</b>     | 2,230 sq.ft.                                  | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                        |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Few Trees, Landscaped, Lawn, Level |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | 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>   | Breakfast Bar, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Track Lighting |                   |     |
| <b>Inclusions:</b> | BAR Fridge  |                   |     |

This fantastic 4 bedroom family home with over 3000 square feet of developed living space is located in the very desirable community of Panorama Hills. Being situated on a quiet cul-de-sac, it is just steps away to the Ravine , a tot lot, community amenities, walking/biking trails, it is ideal for family living. The beautifully renovated kitchen with white cabinets, granite counter tops, upscale subway tile back splash and a centre Island will boost your culinary experience and make family time and entertaining a delight. The Open Concept Floorplan on the spacious main floor boasts 9 ft ceilings creating an open, airy, light ambiance. A large Family Room with its highlighted fireplace is open to the kitchen and the Dining Area. For those with a green thumb you will enjoy the large Sun room. Perfect for your flowers and or an Art studio. A main floor Den and a Laundry room that opens to the double attached garage complete the main floor plan. New carpet and beautifully refinished hardwood throughout. On the Upper-Level step into the Luxurious Primary Bedroom and discover your own private retreat. It includes a 5-piece ensuite with dual vanities, separate shower and a deep soaker tub as beautifully designed. Additionally, the Upper Level offers a massive Bonus room, two additional bedrooms and a 4-piece bathroom. Family living at it's best and a Private exterior side entrance with access to the basement. The Basement has been developed with an illegal suite that could easily accommodate multi-generational family living. It includes a recreation room, a large 4th bedroom, 4- piece bath and a second kitchen/ bar. Moving on outside you will enjoy back yard BBQ's and entertaining family and friends on the sprawling full width deck. Nicely landscaped with an abundance of mature trees and shrubs. This is a superb home in an ideal location! Quick access to

major shopping centre, walking distance to Super Store and minutes to Deerfoot and Stoney Trail. Many recent upgrades throughout including New tile and quartz vanities in all bathrooms, upgraded carpet throughout, New Refrigerator. Granite counter tops and designer upscale back splash in Kitchen. Great value. Shows 10 out of 10. Book your appointment to view today and come on home to Panorama Hills!