



GRASSROOTS
REALTY GROUP

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7 Panatella Close NW Calgary, Alberta

MLS # A2259686



\$999,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,505 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake		

Heating: In Floor, Forced Air

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Bar, Bookcases

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: n/a

Two storey home in the Panorama Estate with over 3,500 sq ft living areas on all 3 levels, fully finished walkout basement with in floor heating in basement, back to pond. Former Cederglen Show Home back onto green space, walking paths and spectacular view of the pond and the natural reserve. Air-conditioned. Foyer featuring high ceiling, curved stairs with spindles to upper floor. Main floor has den/office, living & formal dining rooms w /coffered ceilings. Gourmet kitchen w/ granite counters, stainless steel appliances, large pantry and ample storage. Spacious kitchen nook w/ large windows, 12'coffered ceilings, SW facing & door to a dura deck perfect for summer bbqs. A 3-sided fireplace & family room for entertaining & relaxing. Upper Floor has a loft w/ built-in desk and bench. 3 bedrooms & 1 full bath. Master comes with large walk-in closet, spa-like en suite & the gorgeous park view. Basement has radiant in-floor heating throughout, large recreation area, exercise room & playroom. Great location, close to schools, shops, transit & amenities. Recent upgrades: Brand new Shingles and entire house sidings (completed installation around 25 October 2025), hot water tank, water softener replaced in year 2020, one huminifier replaced in year 2020.