



GRASSROOTS
REALTY GROUP

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23 Panatella Bay NW
Calgary, Alberta

MLS # A2262843



\$728,800

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,972 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry		

Inclusions:	None
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Absolutely Stunning 5-Bedroom Walkout Home in a Quiet Cul-de-Sac! Welcome to this beautifully appointed two-storey residence featuring 5 bedrooms, 3.5 bathrooms, and a fully finished walkout basement. Perfectly situated in a peaceful cul-de-sac, this home offers style, comfort, and functionality for the whole family. Step inside to a tiled front foyer that opens into a bright, open-concept layout with 9’ ceilings and gleaming hardwood floors. The spacious living room is filled with natural light from large windows and is anchored by a cozy corner fireplace. The gourmet kitchen impresses with rich custom cabinetry, a granite-topped island, and a convenient walkthrough pantry. A sunny dining area just off the kitchen provides access to the south-facing deck, ideal for outdoor dining and relaxation. Roof replaced in 2024. Upstairs, discover a versatile den and a generous bonus room—perfect for family movie nights. The large primary suite features a luxurious 4-piece ensuite with makeup vanity, soaker tub, separate shower, and walk-in closet. Two additional bedrooms, a full bathroom, and an upper-level laundry room complete this level. The walkout basement, with its 9’ ceilings, adds even more living space, offering a spacious family room, two additional bedrooms, and another full bathroom—with additional laundry rough-in ideal for guests or extended family. Enjoy the sunny south backyard, fully fenced and landscaped, with the deck professionally built by the builder. Conveniently located near major roadways, Superstore, public transit (including the 301 bus terminal), schools, and the Vivo Recreation Centre, this home combines tranquility with easy access to amenities. Don’t miss this wonderful opportunity—schedule your showing today!

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