



GRASSROOTS
REALTY GROUP

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23 Panatella Bay NW
Calgary, Alberta

MLS # A2265878



\$698,800

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:	Irregular Lot		

Heating:	Fireplace(s), 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:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/a
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Listing Highlights: Prime Location: Nestled in a quiet cul-de-sac within a family-friendly community—peaceful, private, and low traffic. Spacious Family Living: Features 5 bedrooms, 3.5 bathrooms, and a fully finished walkout basement, ideal for large or multi-generational families. Bright Open Concept Main Floor: 9’ ceilings, hardwood floors, and large windows fill the space with natural light. Gourmet Kitchen: Rich custom cabinetry, granite island, stainless steel appliances, and a convenient walkthrough pantry. South-Facing Deck & Backyard: Perfect for outdoor dining and entertaining; fully fenced and landscaped. Luxurious Primary Suite: Includes a 4-piece ensuite with makeup vanity, soaker tub, separate shower, and walk-in closet. Versatile Upper Level: Features a bonus room and den, ideal for family movie nights or home office use. Walkout Basement: 9’ ceilings, spacious family room, two additional bedrooms, full bathroom, and extra laundry rough-in for flexibility. Recent Updates: Roof replaced in 2024—move-in ready with peace of mind. Convenient Access: Close to Superstore, 301 bus terminal, schools, public transit, major roadways, and the Vivo Recreation Centre.