



GRASSROOTS
REALTY GROUP

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

**645 Panatella Boulevard NW
Calgary, Alberta**

MLS # A2267755



\$710,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,964 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

Step into this beautifully maintained 2-storey detached home offering nearly 2,000 sq. ft. of stylish living space in desirable Panorama Hills! The open-concept kitchen shines with granite counters, upgraded stainless steel appliances, and a walk-through pantry, perfect for busy mornings. The cozy living room invites you to unwind by the gas fireplace, while the sun-soaked south-facing yard with deck, stunning custom stone patio, and BBQ gas line is ideal for summer entertaining. Upstairs features a spacious family room, two bedrooms sharing a 4-piece bath, and a primary suite complete with a luxurious 4-piece ensuite. Convenient laundry room on the upper level adds ease to daily living. The undeveloped basement is a blank canvas for your future vision. Complete with an attached double garage and beautiful landscaped yard, this home combines comfort, style, and practicality—all in one of Calgary's most family-friendly communities.