



GRASSROOTS
REALTY GROUP

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44 Panatella Rise NW
Calgary, Alberta

MLS # A2269355



\$1,150,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,855 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this beautifully renovated family home in the prestigious Panatella Estates area of Panorama Hills, offering over 3,900 sq.ft. of developed living space with 3+1 Bedrooms, a Bonus Room, and 3.5 Baths. Backing directly onto a walking path and just steps from a scenic pond, this home provides a serene backdrop and seamless access to outdoor living. Step inside the soaring two-storey foyer to a den with soft carpet, then into the open-concept main floor with 9-ft ceilings and rich hardwood flooring throughout. The formal Dining Room comfortably seats eight, while the sun-filled living area, anchored by large windows, offers a warm and inviting space for everyday living. The gourmet Kitchen is a showpiece, featuring a massive quartz waterfall centre island (9'x6'), stainless steel appliances including a Frigidaire Professional full-size side by side Fridge and Freezer, double wall oven, and electric cooktop, plus white soft-close cabinetry with gold hardware and quartz backsplash. A walk-through pantry and butler pantry with beverage fridge add storage and functionality, flowing seamlessly to the mudroom with built-in drawers, cabinets, and bench, which connects to the double attached garage with overhead storage. The Breakfast nook opens to a composite deck with aluminum and glass railing and gas hookup, perfect for outdoor dining and entertaining. A powder room completes the main level. On the upper level, the East-facing Primary Bedroom is a peaceful retreat with two walk-in closets and a spa-inspired 5-piece ensuite featuring a double vanity, freestanding soaking tub, and extra-large standing shower. A 9-ft-high Bonus Room, two additional Bedrooms, a full Bath, and a conveniently located Laundry Room complete this level. The fully finished basement

offers a large Recreation room with a summer kitchen, featuring quartz countertops and ample cabinetry, along with a large finished Bedroom with walk-in closet and 3-piece Bath, ideal for guests or extended family. Additional highlights include A/C, on-demand hot water heater, extensive renovations completed in 2023, and new shingles and gutters installed in 2025. Step outside to the East-facing, fully fenced and landscaped backyard, with gate access directly to the walking path and steps from the pond—perfect for children, pets, gardening, or outdoor entertaining. Nestled on a quiet street in one of Panorama Hills’ most desirable pockets, this home is steps from schools, parks, shopping, and the Vivo Recreation Centre, with quick access to Stoney Trail for easy commuting. A rare opportunity to own a fully renovated family home with premium finishes, abundant living space, and an unbeatable location.