



GRASSROOTS
REALTY GROUP

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1871 Panatella Boulevard NW
Calgary, Alberta

MLS # A2269812



\$838,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,581 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	None		

Welcome to your dream executive home in sought-after Panorama Hills. This stunning 2581 Sq Ft 4 BEDROOM 3 BATHROOM residence combines luxury, comfort, and practicality in one perfect package. Step into an impressive 20-foot ceiling entry that sets the tone for the elegant design throughout. The main floor features high-end finishes throughout, including a versatile office/den perfect for working from home. The formal dining area easily accommodates large family gatherings, while the sun-drenched living room framed by expansive windows offers a warm and welcoming atmosphere. The expansive kitchen and spacious family room is perfect for entertaining guests. A full bathroom and large mudroom with laundry complete this level. Upstairs, the east-facing primary suite offers a spa-inspired 5-piece ensuite with a jetted tub and shower, including a walk-in closet. Three additional spacious bedrooms and a full bath, ideal for families needing extra space, complete this level. The undeveloped basement is a blank canvas ready for your creative touch, whether you envision a home theatre or an entertainment floor - there is ample space. Step outside, to the east-facing backyard perfect for kids, pets, or entertaining. Conveniently located within walking distance to top schools, parks, shopping, and just minutes away from the Vivo Recreation Centre and Stoney Trail, offering seamless city access. This home combines space, comfort, and an unbeatable location in one of Calgary's most desirable communities. Don't miss out, Call and book your private showing today.