



GRASSROOTS
REALTY GROUP

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24 Panatella Square NW
Calgary, Alberta

MLS # A2273009



\$659,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,854 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	2 TV Mounts		

Welcome to this beautifully maintained home in the desirable community of Panorama Hills, featuring a bright, open layout, 9 ft ceilings throughout the main and basement level, and thoughtful finishes. The main floor boasts a warm and inviting living room with a gas fireplace and elegant hardwood flooring. The gourmet kitchen is perfect for cooking and entertaining, with granite countertops, a gas stove, and ample cabinetry. A spacious dining area sits just off the kitchen, ideal for family meals or gatherings. A convenient half bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a luxurious 5-piece ensuite. A versatile bonus room provides the perfect space for a home office, playroom, or additional lounge area, along with another full bathroom for added convenience. The fully finished basement expands your living space with a large rec room, dry bar, and full bathroom, all with 9 ft ceilings—perfect for hosting guests, movie nights, or play space. Outside, enjoy a beautiful patio complete with a charming gazebo, ideal for relaxing or entertaining. A double attached insulated garage offers year-round comfort and extra storage. The home is also equipped with central air conditioning, ensuring cool, comfortable summers. Peace of mind comes with major upgrades completed in 2024, including a new water softener, new hot water tank, and updated roof and siding. Perfectly located just a couple minutes' drive to Stoney Trail, walking distance to the bus stop, and close to schools and shopping, this Panorama Hills gem offers comfort, style, and convenience. Move-in ready and thoughtfully upgraded—this home truly has it all.