



**52 Panatella Gate
Calgary, Alberta**

MLS # A2275646

\$669,900



Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: none

Welcome to this warm and welcoming **3-bedroom detached family home**, perfectly designed for growing families. The bright **open-concept main floor** features **new hardwood flooring (2024)**, a cozy **gas fireplace**, and plenty of space for family time and entertaining. The kitchen is both stylish and practical with **stainless steel appliances**, **granite countertops**, a pantry, and easy flow to the dining and living areas. Upstairs, families will love the spacious **bonus room**—ideal for a playroom, movie nights, or homework space. The **upper-level laundry** adds everyday convenience. The **primary bedroom** offers a relaxing retreat with a walk-in closet and private ensuite featuring a **soaker tub**, separate shower, and granite countertops**. Two additional well-sized bedrooms and a full bathroom complete the upper level. The **fully finished basement** provides even more room for the family to spread out, featuring a comfortable living area, additional bedroom, and a full bathroom—perfect for teens, guests, or extended family. Step outside to a **fenced backyard with deck**, offering a safe and fun space for kids and pets, plus room for summer BBQs and family gatherings. Located **close to schools, parks, transit, shopping, and walking paths** this home delivers the ideal balance of comfort, space, and family-friendly convenience.