



**GRASSROOTS**  
REALTY GROUP

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**52 Panatella Gate**  
**Calgary, Alberta**

**MLS # A2275646**



**\$669,900**

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

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | 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.