



**GRASSROOTS**  
REALTY GROUP

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**1544 Panatella Boulevard NW**  
**Calgary, Alberta**

**MLS # A2277362**



**\$775,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,098 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cleared, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Door Opener.

Nestled on a peaceful, pie-shaped lot in the heart of one of Calgary's premier family neighborhoods, this Cedarglen-built two-storey is a masterclass in pride of ownership. Meticulously maintained by the original owners, the home boasts nearly 3,000 sq. ft. of refined living space, including a sun-drenched walk-out basement. The main floor makes a grand impression with soaring ceilings, rich hardwood, and custom drapery. At its heart is a chef-inspired kitchen featuring granite surfaces, a gas range, and a spacious island that flows into a living room anchored by a striking stone and oak fireplace. Upstairs, the primary retreat offers a spa-like 5-piece ensuite, accompanied by two additional bedrooms and a bright, northwest-facing bonus room. The lower level is a standout feature, offering a fully finished walk-out setup with a kitchenette, extra bedroom, and large windows that erase any "basement" feel. Recent high-value updates provide total peace of mind, including new Class 4 hail-resistant shingles (2025), updated siding, and a freshly refreshed deck. Situated just steps from scenic pathways and top-tier schools, this home offers the perfect blend of quiet suburban life and easy city access via Stoney and Deerfoot Trail.