



GRASSROOTS
REALTY GROUP

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5 Panatella Square NW Calgary, Alberta

MLS # A2279972



\$869,990

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,329 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot, See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage		

Inclusions: N/A

*** 5 Panatella SQ NW *** An exceptional former Show Home, perfectly positioned in one of Panorama's most convenient and family-friendly locations, with effortless access to Stoney Trail and Deerfoot Trail. Just steps from scenic walking pathways and with a playground directly across the street, this residence blends everyday convenience with refined living. This beautifully renovated two-storey home offers 3+1 bedrooms and 3.5 bathrooms, highlighted by a sun-drenched south-facing primary retreat featuring a spa-inspired 5-piece ensuite. The main level showcases a formal dining space ideal for hosting, while the upper level is anchored by a generous bonus room—perfect for relaxation, entertainment, or a home office. Spanning 3,260 sq ft of thoughtfully designed living space, the home includes a fully finished walk-up basement complete with a summer kitchen and full 4-piece bathroom, offering exceptional flexibility for extended family living or rental potential. Step outside to your expansive south-facing backyard, measuring 13.40 meters wide, beautifully framed by mature trees and lush landscaping—an ideal setting for outdoor enjoyment and privacy. Additional highlights include an oversized double attached garage, central air conditioning, central vacuum system, built-in ceiling speakers, granite countertops, hardwood flooring, and 9-foot ceilings on both the main level and basement. Located in the highly sought-after community of Panorama, this meticulously maintained home delivers timeless style, space, and functionality. Opportunities like this are rare—schedule your private showing today and experience the lifestyle this exceptional home has to offer.