



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

71 Panatella View NW
Calgary, Alberta

MLS # A2281721



\$985,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,812 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

2,813 SQ.FT | 3 BEDS | 2.5 BATHS | WALKOUT | SOUTHWEST EXPOSURE | CUSTOM MILLWORK | ESTATE-LEVEL FINISHING | Set on a rare southwest-facing walkout lot backing onto a ravine and pathway, this large family estate home offers open views and all the space you need in the heart of Panorama Hills. Sun fills the main level, where hardwood floors carry through a bright great room and breakfast nook overlooking the expansive deck and yard, creating an easy flow for everyday living and entertaining. The chef-inspired kitchen features a new double-oven professional gas range, wine cooler, granite countertops, and a walkthrough pantry, anchoring the main level for both daily living and hosting. A private office and formal dining room add flexibility, while tray ceilings, custom built-ins, solid core doors, and built-in speakers throughout the home reflect thoughtful, estate-level finishings. Upstairs, a generous bonus room anchors the level alongside two secondary bedrooms, a full main bath, and a luxurious primary retreat with a flexible sitting area and spa-inspired ensuite featuring a three-sided gas fireplace and large walk-in shower. The 9’ unfinished walkout basement is ready for future development, and major updates include a new roof (2025) and new exterior (2026). Steps from pathways and minutes to Vivo, schools, shopping, restaurants, and the movie theatre, this is a rare opportunity to enjoy privacy, sun, and room to grow—book your private showing to experience it in person.