



GRASSROOTS
REALTY GROUP

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64 Panatella Manor NW
Calgary, Alberta

MLS # A2281779



\$849,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,462 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Microwave (As is)		

****OPEN HOUSE this SUN, Feb 1st at 2-4PM**** Looking for the perfect family home for a growing household? Welcome to this well-kept, one-owner 4+2 bedroom, 3.5 bathroom home located on a quiet street in the desirable Panatella Estates. Offering an impressive 3,743 sq. ft. of total living space, this home is thoughtfully designed for both everyday living and entertaining. The main floor features 9-foot ceilings, a main-floor Den with french door, and a bright, spacious Living and Dining room layout. The Kitchen is well-appointed with granite countertops, a centre island with raised eating bar, and newer appliances including a microwave (July 2025) and dishwasher (April 2025). The adjacent Family room and eating nook are warmed by a three-sided fireplace, while the Nook boasts an impressive 11-foot ceiling, creating an open and inviting space for daily meals. On the upper level, you'll find four generously sized bedrooms, including a Primary retreat with a large ensuite featuring double vanities, a jetted tub, and a separate shower. Three additional bedrooms and a full bathroom complete the upper level—ideal for a growing family. The fully finished basement adds even more versatility with two additional bedrooms, a full bathroom, and a spacious recreation room, perfect for family gatherings or movie nights. Enjoy outdoor living in the fully fenced, west-facing backyard, complete with a sprinkler system, and just a short walk to the pond, pathways, and nearby park—all tucked away within this quiet and secluded estate area. Recent updates include new roof and gutters (Nov 2024), washer & dryer (Dec 2023), high-efficiency furnace for the upper level (Feb 2023), and hot water tank (June 2021). Ideally located close to schools, shopping, and all community amenities, with easy access to Stoney Trail. A fantastic opportunity in Panatella

Estates—don’t miss it.