



**28 Panatella Manor NW
Calgary, Alberta**

MLS # A2293483



\$1,498,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,714 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 5 | Baths: | 6 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, Pantry, Steam Room, Wet Bar | | |

Inclusions: Drapery and curtains imported from Dubai

Dreams Really Do Come True! Welcome to this breathtaking estate home, perfectly situated in one of the most sought-after locations in Panorama Hills, Calgary. Ideally positioned directly across from Buffalo Rubbing Stone Elementary School (K-5), you'll enjoy the convenience of walking the kids to school each day. The home's southwest walkout backyard backs onto a serene pond, complete with scenic walking paths and a park just steps away—offering peaceful views and an incredible outdoor lifestyle. Designed with both luxury and functionality in mind, this stunning residence features over 5,073 sq. ft. of total living space, offering 5 bedrooms (3 up + 1 main / 1 down) and 6 full bathrooms—perfect for large or multi-generational families. The property also boasts a triple attached garage and triple-wide driveway, providing ample space for vehicles, guests, and recreational toys. The gourmet kitchen is truly a chef's dream, showcasing a large central island, double-wide refrigerator, stainless steel appliances, built-in features, under-cabinet lighting, and a seamless transition to the fully equipped spice kitchen/butler's pantry with gas range—ideal for both everyday cooking and entertaining. The living room and formal dining area are framed by expansive picture windows that capture the stunning pond views, highlighted by a dramatic stone feature wall with a two-way fireplace. Step outside onto the spacious deck where you can relax and entertain while enjoying the tranquil sounds of the pond and fountain. The main floor also includes a large bedroom, a full bathroom, a grand foyer with a curved staircase, and a spacious mudroom. Upstairs, you'll find four generously sized bedrooms, three full

bathrooms, a convenient laundry room, and a large bonus room offering unobstructed views of the pond. The luxurious primary suite features a spa-inspired ensuite with heated floors, creating the perfect retreat. The professionally finished walkout basement offers exceptional additional living space with three spacious bedrooms, two full bathrooms (including an ensuite), and a massive recreation area with tray ceilings and large windows that fill the space with natural light. Additional highlights include: 9-foot ceilings on all levels Built-in closet organizers Dual air-conditioning units Sprinkler system 200-amp electrical service Rough-in for solar panels Additional hot water tank rough-in Exposed aggregate driveway Extensive granite finishes throughout Premium window coverings Wet bar for entertaining Residents also enjoy access to the Panorama Hills Community Centre (HOA), featuring a splash park, tennis courts, parks, party rooms, and numerous family-friendly amenities. This extraordinary home is truly a must-see, offering unmatched space, luxury, and location for the most discerning buyers.