



**107 Panatella Close NW
Calgary, Alberta**

MLS # A2293658



\$874,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,639 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Central Air Conditioning Units x 2

Family-focused design and a highly desirable PANORAMA HILLS location come together in this beautifully maintained 2 storey home offering 5 bedrooms, CENTRAL AIR CONDITIONING and a FULLY DEVELOPED SUNSHINE BASEMENT BACKING ONTO THE COMMUNITY PATHWAY leading toward the pond and ravine. Large rear windows draw in natural light throughout the main living areas while providing peaceful backyard and pathway views. 9' ceilings enhance the spacious atmosphere as elegant arches and rounded corners introduce architectural character throughout the main level. Daily living centres around a well-appointed kitchen where STONE COUNTERS, generous workspace and a corner pantry support both busy family routines and entertaining. A bright breakfast nook encased in windows captures backyard views while maintaining easy access to the outdoors. Relaxation continues in the inviting living room where a GAS FIREPLACE creates a warm focal point during Calgary's cooler seasons. Gatherings and celebrations find their setting in the formal dining room highlighted by a COFFERED CEILING that adds visual depth and refinement. Quiet productivity is supported by the ENCLOSED FRONT DEN with French doors, offering an ideal work from home environment or study space. Practical design continues with a mudroom that includes laundry, excellent storage and direct access to the garage while a tucked away powder room remains discreetly positioned. Upper level living centres around a spacious and sunny BONUS ROOM where cathedral ceilings create an airy setting for everyday family time. Four bedrooms on this level provide comfortable accommodation for growing households. A spacious primary retreat features a HUGE WALK-IN CLOSET with built-in organizers along with a well-appointed ensuite offering a

corner tub, separate shower and 4 piece layout designed for everyday comfort. Three additional bedrooms share the main 4 piece bathroom. Recreation continues in the SUNSHINE BASEMENT where a large rec room provides generous space for movies, games and gatherings while a fifth bedroom and additional 4 piece bathroom add flexibility for guests or older children. Outdoor living extends to a sturdy composite deck overlooking the large backyard with a concrete walkway providing convenient front to back yard access. UPGRADES include DUAL FURNACES and 2 AC UNITS along with recently replaced shingles, siding and select windows. An INSULATED DOUBLE ATTACHED GARAGE with tall ceilings pairs with an extended driveway to provide ample parking. Walking distance to schools, transit and pathways further enhances the location while residents enjoy access to the private community club featuring tennis courts, splash park, basketball courts, playgrounds and picnic areas. An 8 minute drive connects to Country Hills Golf Club, Country Hills Town Centre and the popular Vivo Recreation Centre while nearby Nose Hill Park offers expansive natural space for outdoor recreation.