



**70 Panatella Circle NW  
Calgary, Alberta**

**MLS # A2301330**



**\$950,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,667 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Wet Bar		

**Inclusions:** Bar Stools

Step into a residence where architectural grace meets the serenity of nature. This meticulously maintained walk-out home offers a sophisticated lifestyle, perfectly positioned on a west-facing ravine lot with no neighbors behind&mdash;just the quiet beauty of the landscape. The journey begins in the foyer, where a stunning spiral staircase serves as a sculptural centerpiece. The main floor is wrapped in gorgeous hardwood and thoughtful details: A chef&rsquo;s dream featuring a built-in oven and microwave, blending seamless aesthetics with high-end utility. Plenty of cabinets and a large island and convenient corner pantry. A great size nook for everyday family meals with great views of the ravine. A dramatic two-sided fireplace anchors the space, casting a warm glow across both the formal dining area and the living room. The living room is elevated by elegant built-ins, while a dedicated main floor den provides a quiet sanctuary for the remote professional. Retreat to the second floor, designed with both scale and comfort in mind, wake up to breathtaking ravine views and indulge in a lavish 5-piece ensuite spa experience. Two more spacious bedrooms are serviced by a refined 3-piece bath. There is also a loft area, perfect for a reading space or just relaxing. A large, dedicated laundry room adds effortless convenience to your daily routine. The fully finished walk-out basement is an entertainment destination in its own right. High ceilings and natural light lead to a sprawling family room centered around a cozy fireplace. A full wet bar area, perfect for evening cocktails. Two additional bedrooms and a 4-piece bath&mdash;ideal for guests or older children. The basement has its own in-floor heating system, and the house is equipped with AC for your comfort year round. Step out to your private oasis, complete with an outdoor heater for year-round enjoyment of the pristine

backyard. Underground sprinklers keep the professional landscaping lush, while the west backyard captures every sunset over the ravine. Tucked away in a quiet enclave yet moments from Stoney Trail, offering rapid access to the city's premier shops and dining. Experience the intersection of luxury and tranquility. Your ravine-side retreat awaits.