



**532 Panatella Court NW  
Calgary, Alberta**

**MLS # A2179955**



**\$879,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,340 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to your dream home! Located on a quiet cul-de-sac, this beautifully updated 3 bedroom plus den, and 2.5 bathroom home (with additional bedroom and 4pc bath in the basement) offers a range of luxurious features, perfect for modern living. New stucco exterior and brand new roof in October 2024! Step into a spacious main floor with brand new, sleek flooring that complements the gorgeous maple kitchen cabinets. So many details to appreciate at this property. The main level has an open floor plan with a stunning gas fireplace to anchor the great room and add a touch of coziness and flair to the space. The open kitchen layout includes ample countertop space, ideal for family gatherings and entertaining. The kitchen has plenty of counter space, corner pantry and breakfast bar. The bright dining nook looks out over the beautifully manicured yard, complete with deck for BBQing and a separate outdoor living area to unwind and watch the sunset. Motor-operated blinds on the main floor provide added convenience, letting you easily control the amount of natural light streaming through large windows. Upstairs is a huge bonus room, perfect for a cozy family space or a home office. Brand-new carpet throughout the upstairs ensures plush comfort underfoot. The Primary suite is an oasis of its own; with a spa-like 5-pc ensuite with double sinks, soaker tub, separate shower and toilet room. Upstairs hosts two other sizeable bedrooms and a 4-pc bathroom. Downstairs, a stunning bar area awaits in the basement, perfect for entertaining guests or relaxing after a long day. You'll love the chic design, making it a perfect focal point for gatherings. There is also another bedroom and 4-pc bathroom illegal basement suite for visitors or a teenage/family member that needs a bit of privacy. The entire home is filled with thoughtful upgrades, creating a modern, functional

living space designed for comfort and style. The double attached garage features epoxy floors and a brand-new garage door, offering not only a polished look but also easy maintenance. With lots of built-in storage, you'll have plenty of space to stay organized. Don't miss out on this incredible property that perfectly combines convenience with high-end living. Book your showing today!