



**645 Panatella Boulevard NW  
Calgary, Alberta**

**MLS # A2286883**



**\$685,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,964 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shed

Set in the welcoming and family-friendly community of Panorama Hills, this beautifully cared-for two-storey detached home offers nearly 2,000 sq. ft. of comfortable, well-designed living space with thoughtful upgrades throughout. At the heart of the home is the open-concept kitchen, where function and style come together beautifully. Granite countertops, upgraded stainless steel appliances, a walk-through pantry, and a professional-grade 6-burner gas range create a space that is both practical for everyday life and impressive for anyone who loves to cook. The main living area feels warm and inviting, with a cozy gas fireplace anchoring the room and creating a natural place to gather. From here, step outside into the sunny south-facing backyard, where the outdoor space has been designed for easy enjoyment. A deck, BBQ gas line, and impressive custom stone patio make this yard ideal for summer dinners, entertaining friends, or simply relaxing outside. Upstairs, the layout continues to deliver comfort and flexibility. A spacious bonus family room provides an excellent second living area, while two well-sized bedrooms are served by a 4-piece bathroom. The generous primary suite offers a peaceful retreat, complete with custom blackout blinds and an ensuite that truly stands out with its beautiful custom steam shower. The upper-level laundry room adds another layer of everyday convenience. The unfinished basement is ready for future development, offering the flexibility to create additional living space, a home gym, recreation area, or whatever best suits your needs. Complete with an attached double garage and a beautifully landscaped yard, this Panorama Hills home offers a fantastic combination of comfort, style, and functionality in one of Calgary's most established family communities.