



**107 Panatella Close NW
Calgary, Alberta**

MLS # A2309961



\$864,900

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

OPEN HOUSE: Saturday, May 16th 1:00-3:00PM A sought-after Panorama Hills setting and a thoughtfully designed family layout define this beautifully cared for 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. Expansive rear windows frame peaceful backyard views while allowing natural light to pour through the main living spaces. An open concept layout is complemented by 9' ceilings, elegant arches and rounded corners that add timeless architectural appeal across the main floor. Everyday functionality and entertaining come together in the well-equipped kitchen featuring STONE COUNTERTOPS, abundant prep space and a corner pantry. Wrapped in windows, the breakfast nook enjoys backyard views and seamless outdoor access. Comfort and connection continue in the welcoming living room where a GAS FIREPLACE creates a cozy focal point for colder evenings. Special occasions are easily accommodated in the formal dining room enhanced by a striking COFFERED CEILING. Behind French doors, the ENCLOSED FRONT DEN creates an ideal work from home office or quiet study area. Laundry, excellent storage and direct garage access are integrated into the practical mudroom while a discreet powder room completes the main level. Cathedral ceilings elevate the spacious BONUS ROOM upstairs, creating an airy retreat for everyday family living. 4 bedrooms are situated on this level including a generous primary bedroom complete with a HUGE WALK-IN CLOSET with built-in organizers and a private ensuite featuring a corner tub, separate shower and comfortable 4-piece layout. 3 additional bedrooms share the upper 4-piece bathroom. Versatile living space continues in the

SUNSHINE BASEMENT where a large rec room easily accommodates movies, games and gatherings while a 5th bedroom and another 4-piece bathroom provide added flexibility for guests or older children. A durable composite deck overlooks the large backyard and a concrete walkway offers convenient front to back yard access. Notable UPGRADES include DUAL FURNACES and 2 AC UNITS along with recently replaced shingles, siding and select windows. Parking is well supported by the INSULATED DOUBLE ATTACHED GARAGE with tall ceilings and an extended driveway. Schools, transit and pathway systems are all within walking distance while residents also enjoy access to the private community club with tennis courts, splash park, basketball courts, playgrounds and picnic areas. Country Hills Golf Club, Country Hills Town Centre and Vivo Recreation Centre are all reachable within an 8 minute drive while nearby Nose Hill Park provides expansive natural space for outdoor recreation.