



102 Panatella Crescent NW
Calgary, Alberta

MLS # A2318056



\$974,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,652 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

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

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Walk-In Closet(s)

Inclusions: Underground sprinkler system, steam shower in primary bathroom. Water softener "as is".

Welcome to this exceptional executive bungalow in the prestigious Estates of Panorama Hills, where timeless elegance, thoughtful design, and quality craftsmanship come together to create a truly remarkable home. Backing onto greenspace and beautifully landscaped grounds, this fully upgraded walkout bungalow offers over 3,000 sq. ft. of luxurious developed living space with an unparalleled blend of comfort and sophistication. From the moment you step inside, you'll be captivated by the soaring ceilings, abundance of natural light, and open-concept design. The main floor is perfectly appointed for both everyday living and entertaining, featuring a private office with custom built-ins, an elegant formal dining room, and a stunning chef-inspired kitchen complete with full-height cabinetry, built-in appliances, ample storage, and an oversized island that anchors the space beautifully. The inviting living room is highlighted by a cozy fireplace, custom built-ins, and expansive windows that frame the picturesque views beyond. Just off the living area, step onto the impressive wraparound balcony—an ideal place to enjoy your morning coffee or unwind while overlooking the greenspace. The main-floor primary retreat offers a luxurious escape, featuring a spacious layout, walk-in closet, and a spa-inspired ensuite complete with dual vanities and a steam shower. A convenient mudroom with custom built-ins, main-floor laundry, and a powder room complete this level. The fully developed walkout basement continues the home's exceptional design with a spacious recreation area, custom wet bar, second fireplace surrounded by built-ins, two generous bedrooms, a full bathroom, and an abundance of storage space. Patio doors lead directly to the stunning stone patio and professionally landscaped backyard, creating seamless indoor-outdoor living. This home has been meticulously maintained and

thoughtfully updated, including a new roof, gutters, and garage door (2025), newer refrigerator, microwave, updated lighting, paint, carpet, locks, and toilets. Additional features include zoned heating, air conditioning, a water softener, underground sprinkler system, and an oversized attached garage. Rarely do homes of this caliber become available. Offering luxury bungalow living in one of Northwest Calgary's most sought-after communities, this is a truly exceptional opportunity to call Panorama Hills Estates home.