



**1863 Panatella Boulevard NW
Calgary, Alberta**

MLS # A2320808



\$860,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,465 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Gentle Sloping, Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, See Remarks, Soaking Tub, Vinyl Windows		
Inclusions:	N/A		

This well laid out 5-bedroom, 3.5-bathroom estate home offers over 3,000 square feet of functional, fully developed living space. The main floor features 9-foot ceilings, a bright den ideal for a home office, and a welcoming foyer with a curved staircase. Designed with an open-concept layout, the family room centers around a functional three-sided gas fireplace that connects to the kitchen. The kitchen itself is equipped with an expansive island, durable granite countertops, and all brand-new stainless-steel appliance. A bright adjacent breakfast nook features a 12-foot waffle ceiling, adding a sense of volume to the casual dining area. Upstairs, the layout includes four well-sized bedrooms and a dedicated laundry room with built-in storage. The primary suite serves as a comfortable retreat, complete with a walk-in closet and a five-piece ensuite featuring double vanities, a deep soaker tub, and a separate glass shower. The fully finished basement adds practical square footage with 9-foot ceilings, unique curved wall details, and rough-in plumbing for in-floor heating. It includes a large entertainment or media room equipped with an HD projector and screen, a wet bar with a wine cooler, a fifth bedroom, and a full bathroom. Outside, the exterior is finished with a mix of stucco and real stone cladding, paired with a low-maintenance 20-foot composite deck with a BBQ gas line. An oversized 8-foot garage door easily accommodates taller vehicles. Situated in a highly convenient location, the home is within walking distance to local schools, parks, shopping, and nearby pathways.