



327 Panatella Court NW
Calgary, Alberta

MLS # A2324552



\$714,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,124 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows

Inclusions: shed, 5 speaker surround sound system with amp, playground structure, rear lights

Welcome to this fantastic fully developed home on a quiet cul-de-sac in the highly desirable community of Panorama Hills! Excellent location just a short walk to the North Pointe bus terminal and the Country Village shopping & amenities! With over 2800 sq ft of developed space, this 5 bedroom, 3.5 bathroom home offers hardwood flooring through most of the main floor. The spacious kitchen has natural maple cabinetry, a corner pantry, a central island with raised stool bar, newer quartz counters, a newer sink, newer upgraded stainless appliances, garburator, and a great sized eating area. The generous living room offers a corner gas fireplace and a separate formal dining room or open den. A private 2-pce bathroom, separate laundry room, and mud room complete the main floor. Upstairs, the large primary suite has a big walk-in closet and a 5-pce ensuite with dual sinks, quartz counter, rain showerhead, updated hardware, and a tub/shower combo. Three great sized kids' rooms including a bonus room that has been converted to the 4th bedroom and offers a huge walk-in closet or office nook, and a solid barn door. A 4-pce upper bath has a quartz counter and a tub/shower combo for easy maintenance. The fully finished basement was completed with permits and includes an expansive rec room with another gas fireplace, stone surround, built-ins, and a 5-speaker surround sound system. A 5th basement bedroom, 3-pce bathroom with a large shower, glass door, and heated floor. New hot water tank in 2023, new water softener in 2025, 6 brand new triple pane windows, and central vacuum plus new front door hardware, some new light fixtures, some new siding, shingles, and eaves. The insulated double attached garage has a 240V plug for workshop or electric vehicle. This incredible 6210 sq ft pie lot on a quiet cul-de-sac is fully fenced with an in-ground

sprinkler system, oversized garden shed, a large 14 ft x 14 ft concrete patio with pergola, a play structure, and plenty of mature trees for privacy.