



GRASSROOTS
REALTY GROUP

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116 Panatella Rise NW
Calgary, Alberta

MLS # A2330014



\$1,249,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,390 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Stand		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Alert! Rare opportunity to own an exceptional custom-built waterfront home on a premium pond-backing lot in the highly sought-after community of Panorama Hills. This stunning 1 $\frac{1}{2}$ -storey walkout offers 2,394 sq. ft. of beautifully designed living space above grade, plus 1,375 sq. ft. of professionally developed walkout basement, combining timeless elegance, outstanding craftsmanship, and breathtaking water views. A grand foyer welcomes you into a bright, sun-filled main floor featuring a spacious private office and an open-concept layout designed for both everyday living and sophisticated entertaining. The chef-inspired gourmet kitchen is beautifully appointed with rich walnut Allura cabinetry, premium granite countertops, a large island, and high-end Dacor stainless steel appliances. Expansive windows capture tranquil pond views, while a striking two-sided stone fireplace creates a warm focal point between the living and dining areas. The generous dining room comfortably accommodates large gatherings and is enhanced by rich walnut hardwood flooring throughout. The upper level is dedicated to a luxurious primary retreat featuring a spacious walk-in closet, private sitting/TV area, exclusive balcony overlooking the pond, and a spa-inspired 5-piece ensuite with in-floor heating, dual-sided fireplace, soaker tub, and separate shower. The professionally finished walkout basement provides exceptional additional living space with two generous bedrooms, including one with its own ensuite, an additional full bathroom, a spacious recreation room, and a custom wet bar complete with a beverage refrigerator and dishwasher. In-floor heating ensures warmth and comfort throughout the winter months, while central air conditioning keeps the home cool during the summer. A three-zone control system allows independent temperature adjustment on each

level for maximum comfort and efficiency. Step outside to the beautifully landscaped backyard with an exposed aggregate patio, where you can relax and enjoy the peaceful waterfront setting. Recent upgrades, including a newer roof and new hot water tank, provide added value and peace of mind. Thoughtfully designed and impeccably maintained, this one-of-a-kind luxury home offers an exceptional combination of quality, comfort, and an unbeatable waterfront lifestyle. A rare opportunity not to be missed!