



GRASSROOTS
REALTY GROUP

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160 Panatella Crescent NW
Calgary, Alberta

MLS # A2330183



\$1,299,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,005 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Garage Faces Front, Insulated, Quad or More Attached, Side By Side		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Microwave built-in, Central Vacuum System (as is), Water Softener, RO Water Filter, Hood-Fan, Mini Fridge (Kitchen and Basement - as is), White Refrigerator in the basement. Outdoor Speakers and Ceiling Built-in Speakers (as is), Projector in the Basement. Submersible waterfall pond pump		

Welcome to this exceptional executive custom home in prestigious Panatella Estates, offering over 4,300 sq. ft. of beautifully developed living space on a premium over 7,100 sq. ft. corner lot. Featuring 5 bedrooms, a bonus room, an Office and a private gym, a fully finished attached 4-car garage, and desirable south-east-north exposure, this thoughtfully designed residence is flooded with natural light and enjoys excellent cross-ventilation throughout. Designed with both luxury and functionality in mind, the main floor showcases a private office, expansive living and dining areas, and a chef-inspired kitchen with abundant cabinetry, generous preparation space, and an exceptionally practical layout—perfect for entertaining and everyday family living. The upper level offers 4 spacious bedrooms, including a luxurious primary retreat, along with a massive bonus room with custom built-ins that provides the ideal gathering space for family and friends. The professionally finished basement features 1 additional bedroom, a private gym, a spacious recreation area, a wet bar, and abundant room for entertaining, multi-generational living, or accommodating guests. Over the past four years, this home has undergone an extraordinary transformation, with extensive investments made to nearly every major mechanical, structural, and cosmetic component. Significant upgrades include a brand-new roof (2025), dual top-of-the-line Daikin® 98% high-efficiency variable-speed furnaces, dual Daikin® central air conditioning systems with inverter technology, two new hot water tanks, premium kitchen appliances, luxury Karastan® carpeting, premium luxury vinyl plank flooring, permanent Trimlight LED exterior lighting, and a fully finished 4-car garage featuring professional polyaspartic full-flake epoxy flooring. A complete list of upgrades is available in the attached

feature sheet. The beautifully landscaped exterior offers mature trees, a tranquil waterfall feature, underground sprinklers, a matching storage shed, and exceptional outdoor living spaces that complement the expansive corner lot and enhance the home's outstanding curb appeal. Ideally located just minutes from top-rated schools, shopping, parks, scenic ravine and pond pathways, recreation facilities, and major commuter routes, this remarkable property offers the perfect blend of luxury, comfort, and convenience. Meticulously maintained and truly move-in ready, this executive custom home presents a rare opportunity to own one of Panatella Estates' finest residences, combining timeless design, over \$200,000 in premium upgrades, exceptional functionality, and an unbeatable Northwest Calgary location. Book showing Today!!