



GRASSROOTS
REALTY GROUP

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645 Panatella Boulevard NW
Calgary, Alberta

MLS # A2330896



\$675,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,964 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Set in the welcoming and family-friendly community of Panorama Hills, this beautifully cared-for two-storey detached home offers nearly 2,000 sq. ft. of comfortable, well-designed living space with thoughtful upgrades throughout. At the heart of the home is the open-concept kitchen, where function and style come together beautifully. Granite countertops, upgraded stainless steel appliances, a walk-through pantry, and a professional-grade 6-burner gas range create a space that is both practical for everyday life and impressive for anyone who loves to cook. The main living area feels warm and inviting, with a cozy gas fireplace anchoring the room and creating a natural place to gather. From here, step outside into the sunny south-facing backyard, where the outdoor space has been designed for easy enjoyment. A deck, BBQ gas line, and impressive custom stone patio make this yard ideal for summer dinners, entertaining friends, or simply relaxing outside. Upstairs, the layout continues to deliver comfort and flexibility. A spacious bonus family room provides an excellent second living area, while two well-sized bedrooms are served by a 4-piece bathroom. The generous primary suite offers a peaceful retreat, complete with custom blackout blinds and an ensuite that truly stands out with its beautiful custom steam shower. The upper-level laundry room adds another layer of everyday convenience. The unfinished basement is ready for future development, offering the flexibility to create additional living space, a home gym, recreation area, or whatever best suits your needs. Complete with an attached double garage and a beautifully landscaped yard, this Panorama Hills home offers a fantastic combination of comfort, style, and functionality in one of Calgary's most established family communities.

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