



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

27 Panatella Row NW
Calgary, Alberta

MLS # A2333111



\$688,800

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,089 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning 3-bedroom, 3.5-bath home with a large Bonus room and fully finished basement in the sought-after community of Panatella, offering over 2,800 sq ft of total living space—perfect for families seeking space, versatility, and exceptional quality. Step inside and be greeted by a soaring 2-storey high foyer that creates an airy, welcoming feeling throughout the home. Gleaming hardwood flooring and 9ft ceiling flows across the main level, adding warmth and elegance. A well-sized Den with French doors provides the perfect home office or flexible space. The heart of the home showcases a spacious Living room with large windows flooding the space with natural light. The well-appointed Kitchen features a centre island with eating bar, granite countertops, full-height cabinetry, stainless steel appliances, and corner pantry for excellent storage. The generous Dining room flows seamlessly from the Kitchen. From the Dining room, sliding patio doors open to your deck with aluminum and glass panel railing, leading to your fully fenced and landscaped backyard featuring a patio and tiered landscaping. A Laundry room in the Mudroom and convenient access to the Double attached garage complete the main level. On the upper level, a sunny East-facing large Bonus room with gas fireplace offers versatile space—ideal as a playroom for children, family gathering space, or media room. The generous Primary bedroom is a true retreat, featuring a walk-in closet and a spa-inspired 5-piece ensuite with double vanity, granite countertop, soaker tub, and separate shower. Two additional well-sized bedrooms and a 4-piece bathroom complete this level. The fully finished basement with 8'7" ceiling height is an entertainer's dream, featuring a massive Recreation room perfect for a home theater, gym, or creative entertainment space, along with a 4-piece

bathroom—providing exceptional versatility and additional living options. Located in the vibrant Panatella community, this home offers close proximity to North Trail High School and nearby elementary schools. Minutes to shopping malls, grocery stores, restaurants, parks, and recreational facilities. Quick access to major routes including Stoney Trail and Country Hills Boulevard makes commuting throughout Calgary effortless. This is an excellent opportunity to own a spacious, well-maintained home with outstanding living space and versatility in one of Calgary's most sought-after Northwest communities!