



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

520 Panatella Boulevard NW
Calgary, Alberta

MLS # A2343472



\$740,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,239 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: Alarm/Security System

Welcome to this beautifully recently renovated two-storey home in the established community of Panorama Hills! Offering over 2,200 sf of above grade living space including 5 bedrooms, 3.5 bathrooms, a fully finished basement, and thoughtfully updated living spaces throughout, this move-in-ready home provides the comfort and flexibility today's families appreciate. The main level has been renovated with new luxury vinyl plank flooring and new premium window coverings, creating a polished and cohesive feel. The kitchen is equipped with a brand-new appliance package featuring a gas cooktop, wall oven, microwave, large refrigerator, vent hood and dishwasher. A gas fireplace adds warmth and character to the main living area, while the versatile flex room is well suited to working from home, formal dining, or a quiet retreat. Air conditioning keeps the home comfortable throughout the warmer months. Upstairs, you will find three bedrooms, including a spacious primary bedroom with a large, renovated four-piece ensuite. A second fully renovated bathroom serves the two additional bedrooms. New premium carpeting and window coverings enhance the entire upper level, while the large bonus room including a flat TV and sounds system, provides valuable additional living space—ideal for movie nights, a children's play area, or a comfortable family retreat. The fully finished basement extends the home's versatility with two additional bedrooms and a second gas fireplace, creating a warm and inviting setting for guests, older children, a home office, or additional recreation space. Outside, the refreshed deck offers an inviting place to relax, entertain, or enjoy summer barbecues. Located in the family-friendly community of Panorama Hills, this extensively updated home brings together modern finishes, generous living space, and an excellent

northwest Calgary location.