



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11 Panatella Gardens NW
Calgary, Alberta

MLS # A2343921



\$1,169,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,672 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, F		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: NA

A rare opportunity available backing on the pond of the desirable community of Panorama Hills. This magnificent well appointed home sits on a massive pie shape lot; encapsulates every detail with 4 bedrooms, 2.5 baths, a fireplace and 9'ceilings. The main floor offers hardwood floors, vaulted ceilings in the entry way and a formal dining area for those special moments. South West facing windows allow boundless natural light in the living room and a fireplace that creates warm ambiance while entertaining. The beautiful kitchen is outfitted with expansive granite counter tops, custom cabinets, stainless steel appliances, wine display and a massive pantry. An oversized mud /laundry room provides more storage for keeping clutter discrete and a charming 2-piece bathroom finishes the main floor beautifully. The second floor includes an oversized primary bedroom accented with large windows overlooking the pond and trails, a spa like ensuite including a soaker tub, sleek shower and a spacious walk-in closet. The 2nd, 3rd and 4th bedrooms are well located on either side of the primary perfect for the growing family. A 5-piece bathroom and an oversized bonus room complete the upper floor . The 9ft. High lower level is a clean canvas to add your personal touch to this wonderful home. Retreat to your enormous private oasis that backs onto a serene pond, complete with scenic walking paths and a park just steps away—offering peaceful views and an incredible outdoor lifestyle. Additional features include a water softener, central air conditioning for year-round comfort, extra 2ft. wide than original floor plan and a massive garage that offers ample parking and storage. The new triple pane windows, new blinds, new roof with gutters/flashing and new tankless water system exemplifies how well this home has been maintained and loved. Well situated with easy access to paths and

walking distance to schools, amenities, shopping, restaurants, and transit. Do not miss this opportunity!