



GRASSROOTS
REALTY GROUP

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261 panatella Boulevard NW
Calgary, Alberta

MLS # A2344300



\$749,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,469 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

Former Jayman showhome in Panorama Hills, offering a fully developed lower level on a south-facing lot. The open-to-above foyer sets the tone, with a front flex room that works as a formal living or dining space. The great room centres on a gas fireplace and oversized windows that carry light across the main floor all day. 9 ft ceilings run through both the main level and the lower level. The kitchen anchors the layout with full-height cabinetry, a gas range, stainless appliances and a walk-in pantry. Upstairs holds three bedrooms, including a primary with a four-piece ensuite and walk-in closet, along with a bonus room and a separate office. A private side entrance leads to the developed lower level (Illegal Suite), where a large recreation room with an electric fireplace and wet bar sits beside a bedroom and a flex space, divided by a glass feature wall. A second washer and dryer are in the mechanical room, along with a full-size refrigerator and a second stove. Out back, an expansive patio faces south and holds sun well into the evening. Families are covered here. Three elementary schools, one middle/junior high and two high schools are all within the immediate area — a rare cluster in one community. Everyday amenities sit minutes away: Superstore, shopping, restaurants, a movie theatre and the VIVO Recreation Centre, with quick access to Stoney Trail, Deerfoot and Beddington Trail. Upgrades include a brand new roof (2025), hardwood flooring, accent walls, built-in speakers, concrete walkways and a double attached garage. Homes like this in Panorama Hills don't sit long. Don't miss this opportunity — book your private showing today.