



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

160 Panatella Crescent NW
Calgary, Alberta

MLS # A2346102



\$1,249,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,020 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Driveway, Quad or More Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Few Trees, Landscaped, Underground Sprinklers, Waterfall		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Central Vacuum System (as is), RO Water Filter, Hood-Fan, Mini Fridge (Kitchen and Basement - as is), White Refrigerator in the basement. Outdoor Speakers and Ceiling Built-in Speakers (as is), Projector in the Basement. Submersible waterfall pond pump, underground sprinklers, outdoor cameras, storage racks in the garage.

Watch the video Dreams do come true! Open House: Sept 26th & 27th: 2:30 pm - 4:30pm. Welcome to one of the most exceptional & rarely available luxury homes in prestigious Panatella Estates in Panorama Hills, offering over 4,300 sq. ft. of developed living space on an oversized 7,100+ SQ. FT. CORNER LOT, with an ATTACHED 4-CAR GARAGE & OVER \$200,000 IN PREMIUM UPGRADES! Just a 1-minute walk from scenic walking/biking trails. Thoughtfully designed for everyday living & entertaining, this custom home features: 6 BEDROOMS | 3.5 BATHROOMS | 4-CAR GARAGE | MAIN-FLOOR DEN | CHEF'S DREAM KITCHEN | 4 BEDROOMS UP | HUGE BONUS ROOM | FINISHED BASEMENT WITH CUSTOM WET BAR. Recent upgrades include: NEWER ROOF, EAVESTROUGHS, DOWNSPOUTS & FASCIA | 2 DAIKIN HIGH-EFFICIENCY FURNACES | 2 DAIKIN PREMIUM CENTRAL A/C SYSTEMS | 2 HOT WATER TANKS | LUXURY KARASTAN CARPET | INTERIOR/EXTERIOR PAINT | PREMIUM APPLIANCES | PERMANENT LED EXTERIOR LIGHTING | FULLY FINISHED 4-CAR GARAGE WITH POLYASPARTIC FULL-FLAKE FLOORING | LUXURY 7MM VINYL BASEMENT FLOORING | 72" ELECTRIC FIREPLACE. The moment you enter, you're going to fall in love! The spacious, sun-kissed living room is filled with natural light from expansive windows & anchored by a gas fireplace with a custom quartz mantle. A spacious breakfast nook complements the formal dining area, which also serves as an additional sitting area. The breathtaking kitchen is a dream come true, featuring Bosch & Jenn-Air appliances, abundant cabinetry & counter space, a walk-in pantry, glass-front cabinets with wine racks & beverage fridge. The main-floor den offers custom built-ins & the perfect work-from-home

setup. Upstairs is a treat for growing families, with 4 spacious bedrooms, 2 bathrooms & a huge sun-filled bonus room with high ceilings & custom built-ins, perfect for the family to relax, gather & unwind. The primary suite offers a spa-like ensuite with dual sinks, heated flooring, soaker tub & glass-enclosed tiled shower with built-in bench. The fully finished basement is an entertainer's dream, with a custom wet bar, games area & expansive recreation space perfect for a home theatre. Two spacious bedrooms (one currently used as a gym) & a full bathroom add exceptional flexibility for family & guests. & then there's the oversized, fully finished 4-car attached garage. Whether for multiple vehicles, storage, hobbies or workshop, this rare space offers tremendous versatility. Step outside to beautifully landscaped grounds with mature trees, UNDERGROUND SPRINKLERS, a large matching STUCCO STORAGE SHED & a CUSTOM WATERFALL, complementing the expansive corner lot & outstanding curb appeal. The location is equally impressive, minutes from all levels of schools, shopping, parks, VIVO Recreation Centre, daycares & restaurants, with easy access to Stoney Trail, Deerfoot Trail & MAX Green express service to downtown. Extensively upgraded & meticulously maintained, this is a rare opportunity to own one of Panatella Estates' premier executive homes.