



GRASSROOTS
REALTY GROUP

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275 Panatella Circle NW
Calgary, Alberta

MLS # A2346410



\$759,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,306 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: N/A

*** 275 Panatella Cir NW *** An incredible opportunity to own in the heart of Panorama Hills! This spacious, beautifully designed home offers total convenience with quick access to Stoney Trail and Harvest Hills Boulevard. You are just steps from the #301 MAX Green transit route, major shopping including Superstore, Winners and Staples, also the local VIVO Recreation Centre. Step into a bright, welcoming foyer that leads into a versatile main-floor den—perfect for a home office or formal dining area. The open-concept main floor features a large living room anchored by a cozy corner fireplace, seamlessly flowing into a classic kitchen with stainless steel appliances and a bright breakfast nook. Upstairs, you will find the primary suite is a true escape, showcasing a 5pc ensuite with deep soaker tub, separate shower, dual sinks and a walk-in closet with custom built-ins. Two additional bedrooms, a spacious bonus room and a full 4pc bathroom complete the upper level. The fully finished basement significantly expands your living space with a massive recreation/family room and a dedicated games area, a private 4th bedroom, a stylish 3-piece bathroom and ample storage space. Step outside to enjoy long summer evenings in your expensive, sunny West-facing backyard, featuring direct access to the neighborhood greenbelt, walking pathways, and playground right behind your home. Recently upgraded new roof and siding less than one year. 2300SQ, fully finished basement, backing on green belt. Move-in ready with premium outdoor living—schedule your private showing with your favorite Realtor today!

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