# \$739,900 - 24 Panatella Square Nw, Calgary

MLS® #A2207172

## \$739,900

3 Bedroom, 4.00 Bathroom, 1,826 sqft Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

STOP and LOOK at this beautifully upgraded 2-storey home. Offering 3 Bedrooms and 3.5 Baths, nestled in the sought-after Panorama Hills community! | Over 2,400 sq ft of total living space | Recent Upgrades: Culligan Water Softener (2024), New Roof & Siding (2024), Hot Water Tank (2024) | 9ft Ceilings Throughout | Gleaming Hardwood Floors | Granite Counters in Kitchen & Quartz Counters in Upper Baths | Dry Bar in Rec Room | Fully Finished Basement | Landscaped & Fully Fenced Backyard with Gazebo (2022) | Insulated Double Attached Garage

This well-maintained home welcomes you with gleaming hardwood flooring and 9ft ceilings that create a sense of space and elegance. The spacious Living Room features a cozy gas fireplace opens to the gourmet Kitchen offers granite countertops with breakfast bar, stainless steel appliances, a walk-through pantry and a Dishwasher (2022). A large Dining area off the kitchen and access to the backyard.

Upstairs you'II find the Primary Bedroom that is your private retreat, featuring a walk-in closet and a luxurious 5pc Ensuite with quartz counters, double vanity and a soaker tub. Two additional good-sized Bedrooms, a Bonus Room and a convenient Laundry Closet with Samsung Washer & Dryer (2022), and one full bath complete this level.







The Finished Basement is perfect for entertaining. It features a large Rec Room ideal for gatherings and relaxation with a dry Bar area. A Den offers additional flexible space for work or Gym. Also finished with a 3-piece Bath. Recent upgrades include duct & vent cleaning (2024) and a Rheem Furnace for year-round comfort.

Enjoy outdoor living in the fully fenced and landscaped backyard with a charming gazebo (2022) included in the sale. Located close to schools, shopping like Super Store, parks, Vivo and walking/bike paths. This home is a must-see! Don't Miss Out!

#### Built in 2010

#### **Essential Information**

MLS® # A2207172 Price \$739,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,826

Acres 0.09 Year Built 2010

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

# **Community Information**

Address 24 Panatella Square Nw

Subdivision Panorama Hills

City Calgary
County Calgary
Province Alberta
Postal Code T3K 0T4

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached, Insulated

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Double Vanity, Dry Bar, Granite Counters, High Ceilings,

Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer,

Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit

Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed April 3rd, 2025

Days on Market 7

Zoning R-G HOA Fees 263 HOA Fees Freq. ANN

## **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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