

## 1544 Panatella Boulevard NW Calgary, Alberta

**MLS # A2249706**



**\$775,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,098 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cleared, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Door Opener

Set on a quiet, pie-shaped lot in one of Calgary's most sought-after family communities, this stunning two-storey detached home offers the perfect balance of comfort, style, and thoughtful upgrades. With nearly 3,000 square feet of beautifully maintained living space, four spacious bedrooms, 3.5 baths, and a fully finished walk-out basement filled with natural light, this is a home that truly stands out. Built by Cedarglen Homes and lovingly cared for by the original owners, every corner of this property speaks to quality and pride of ownership. From the moment you arrive, the welcoming front yard—with its mature tree, blooming flower bed, and wide front steps—sets the tone for what awaits inside. Step through the front door into a bright, airy main level with soaring ceilings, rich hardwood floors, and elegant custom drapery. The open-concept layout is ideal for family living and entertaining, featuring a gourmet kitchen with granite counters, a generous island, walk-in pantry, and high-end stainless steel appliances including a gas stove and microwave hood fan. The adjacent living room is anchored by a stunning oak and stone gas fireplace with glass doors—perfect for cozy nights in. The main floor also offers practical touches such as a convenient laundry room with hallway access. Upstairs, the primary bedroom features a walk-in closet and private 5-piece ensuite bathroom. Two more bedrooms, another bathroom, and a Northwest-facing bonus room provide ample space for everyone. The fully finished walk-out (walkout) basement features a bright living room, a kitchenette, a bedroom, and a bathroom. Large windows flood the lower level with sunlight, creating a warm and welcoming atmosphere rarely found in basements. Recent upgrades include: new Class 4 hail-resistant roof shingles (Summer 2025), fresh siding and

downspouts on two sides of the home, a newly painted deck and updated railing for worry-free outdoor enjoyment, and functional backyard landscaping with weeping tile drainage. Step outside to enjoy a series of well-planned outdoor living spaces—multiple balconies, a front porch, a rear deck, and a private fenced yard offer endless ways to relax, entertain, or enjoy your morning coffee in peace. Additional features include a double attached garage, chandelier lighting, a soaking tub in the primary ensuite, and ample storage throughout. Location-wise, it doesn't get better than this. Enjoy a short walk to scenic parks and pathways, with quick access to top-rated schools, shopping, golf, and commuter routes including 14th Street NW, Stoney Trail, and Deerfoot Trail. This property provides easy access to the community amenities and green spaces that make Panorama Hills one of Calgary's most livable neighborhoods. Whether you're looking for a move-in-ready family home or simply want a property that has been thoughtfully cared for, this home is worth a closer look.