

## 64 Panatella Manor NW Calgary, Alberta

**MLS # A2255711**



**\$849,900**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                                    |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 2 Storey                                          |               |                   |
| <b>Size:</b>     | 2,462 sq.ft.                                      | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 6                                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                            |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Landscaped, Rectangular Lot |               |                   |

|                    |                                                                                                                                      |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                                                                                                                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                            | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** Microwave (As is)

Looking for a Family Home for your growing family? You must see this 4 + 2 bedroom, 3.5 bath home in the Panatella Estate area. This well kept one owner home offers you 3,743sqft square feet of total living space, 4 bedrooms up, and spacious Living and Dining Room floor plan. Main floor has 9 foot ceilings, Main Floor Den, spacious Kitchen with Granite countertops, centre island with raised bar, newer microwave (July 2025) and dishwasher (April 2025), 3 sided Fireplace in Family Room and Eating Nook area. Eating Nook has an 11 feet high ceiling, spacious for your day to day meals. Upstairs offer you 4 bedrooms, Primary Room with large Ensuite, double vanity, jetted tub and separate shower. 3 good sized bedrooms and one full bath to complete this level. Basement is fully finished with 2 more bedrooms, full bath and a large Rec Room to entertain with family. Fully fenced backyard with West exposure, and walking distance to the Pond and pathway to the Park in this secluded Panatella Estate area. Recent updates include new roofing and gutters (Nov 2024), washer & dryer (Dec 2023), high efficiency furnace for the upper floor (Feb 2023), and hot water tank (June 2021). Great quiet street, close to all shopping and schools in the community! Easy access to Stoney Trail, and all amenities! Don't miss this.