

14 Panatella Crescent NW Calgary, Alberta

MLS # A2316693



\$1,000,050

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,460 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Small TV in basement with mount, Mini fridge in kitchen.

Open House Sunday, August 30th 2-4. Welcome to this beautifully situated family home in Panorama Hills, ideally positioned backing directly onto a park, pond and walking paths. Offering over multiple levels of comfortable living, a fully developed walk-out basement and an attached double garage, this home combines space, functionality and an exceptional setting. The main floor features a bright open-concept design with a spacious kitchen complete with granite countertops, abundant cabinetry and a large pantry. The kitchen opens to the dining area and inviting living room, where large windows showcase the peaceful backyard and green space beyond. A gas fireplace creates a warm focal point, while the dining area provides direct access to the rear deck, making outdoor entertaining easy. A dedicated office area, 2-piece bathroom and practical mudroom with laundry and direct garage access complete the main level. Upstairs, you'll find four bedrooms, including a generous primary retreat with a walk-in closet and 4-piece ensuite. Three additional bedrooms share a 4-piece bathroom, providing plenty of room for a growing family. The large bonus room above the garage offers valuable additional living space and can easily function as a family room, media room, playroom or home office. The fully developed walk-out basement adds even more versatility, featuring a spacious recreation area with direct access to the backyard, an additional bedroom, 3-piece bathroom and ample storage. Outside, the fully fenced yard offers a concrete patio with a rough-in for a future hot tub and direct access to the surrounding green space and walking paths. Additional features include a front deck, irrigation system and driveway parking for two additional vehicles. Recent updates include a new hot water tank in 2024 and roof replacement in 2025. Enjoy

everything Panorama Hills has to offer, including the community centre, outdoor spray park, playgrounds, sports courts, green spaces and extensive walking paths. With schools, shopping, restaurants, golf and major routes such as Stoney Trail and Country Hills Boulevard all close by, this is a fantastic opportunity to own a spacious and well-appointed family home in a truly desirable location.