

160 Panatella Crescent NW
Calgary, Alberta

MLS # A2330183



\$1,299,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,005 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Aggregate, Garage Faces Front, Insulated, Side By Side, Tandem, Triple Gar		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance La		

Heating:	High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Microwave built-in, Central Vacuum System (as is), Water Softener, RO Water Filter, Hood-Fan, Mini Fridge (Kitchen and Basement - as is), White Refrigerator in the basement. Outdoor Speakers and Ceiling Built-in Speakers (as is), Projector in the Basement. Submersible waterfall pond pump		

**** Open House - August 1st & 2nd - 2:30 PM to 4:30 PM **** Welcome to one of Panatella Estates's finest executive residences, offering over 4,300 sq. ft. of beautifully developed living space on a premium 7,100+ sq. ft. corner lot. Thoughtfully designed for exceptional everyday living and elegant entertaining, this beautifully crafted custom home features 6 bedrooms, a main floor office, an expansive bonus room, a fully finished 4-car attached garage, and desirable south-east-north exposure that fills the home with natural light while promoting exceptional cross-ventilation throughout. The main level is designed for both everyday living and effortless entertaining, featuring a dedicated office, expansive living and dining spaces, and a spacious chef-inspired kitchen with abundant cabinetry, generous preparation space, premium Bosch® appliances, and a highly functional layout that naturally brings family and friends together. Upstairs, you'll find four spacious bedrooms, including a luxurious primary retreat, along with an impressive bonus room featuring custom built-ins. The professionally finished lower level offers exceptional flexibility with two additional bedrooms, one currently styled as a private fitness studio, an expansive recreation area, wet bar, and abundant space for entertaining, hosting guests, or multigenerational living. Over the past four years, this home has benefited from over \$200,000 in premium upgrades, creating a truly move-in-ready opportunity. Highlights include a new roof (2025), dual Daikin® high-efficiency furnaces, dual Daikin® inverter air conditioning systems, two new hot water tanks, premium Karastan® carpeting and LVP flooring, permanent Trimlight® LED exterior lighting, and a fully finished 4-car garage with premium polyaspartic full-flake flooring. A comprehensive list of upgrades is

available in the attached feature sheet. Step outside to beautifully landscaped grounds featuring mature trees, underground sprinklers, a tranquil waterfall, a matching storage shed, and exceptional outdoor living spaces that complement the expansive corner lot and outstanding curb appeal. Ideally situated just minutes from top-rated schools, shopping, parks, scenic ravine and pond pathways, recreation facilities, and major commuter routes, this meticulously maintained home offers an exceptional blend of luxury, comfort, functionality, and everyday convenience. Extensively upgraded, meticulously maintained, and truly turnkey, this is a rare opportunity to own one of Panatella Estates's premier executive homes. Book your private showing today.