

**582 Panatella Boulevard NW**  
**Calgary, Alberta**

**MLS # A2232783**



**\$888,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,512 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** shed

Over 3,800 Sq. Ft. of Developed Living Space | Walkout Basement | Steps to Schools Welcome to this spacious and beautifully maintained home in the heart of Panorama Hills, offering over 3,800 sq. ft. of developed living space—perfect for families of all sizes. The main floor features 9 ft. ceilings, an open-concept layout, and a versatile flex room ideal for a home office, dining room, or den. The large kitchen includes an oversized island, plenty of cabinetry, and a walk-through pantry with additional storage that can be neatly tucked away behind a closing door. Upstairs offers 3 bedrooms, including a generous primary suite with full en-suite, a second full bathroom, a bonus room with soaring 10 ft. vaulted ceilings, and convenient upper-level laundry. The fully finished walkout basement provides incredible flexibility with a fourth bedroom, full bathroom, expansive rec/entertainment area, and a wet bar—perfect for hosting or easily converted into an illegal suite with its own private entrance. Located within 0.5 km of both an elementary and junior high school, this home is ideally situated near parks, amenities, restaurants, a golf course, and the Panorama Hills Residents Association. Don't miss this incredible opportunity to own in one of Calgary's most sought-after communities!