

**24 Panatella Square NW**  
**Calgary, Alberta**

**MLS # A2207172**



**\$729,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,826 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

STOP and LOOK at this beautifully upgraded 2-storey home. Offering 3 Bedrooms and 3.5 Baths, nestled in the sought-after Panorama Hills community! | Over 2,500 sq ft of total living space | Recent Upgrades: Culligan Water Softener (2024), New Roof & Siding (2024), Hot Water Tank (2024) | 9ft Ceilings Throughout | Gleaming Hardwood Floors | Granite Counters in Kitchen & Quartz Counters in Upper Baths | Dry Bar in Rec Room | Fully Finished Basement | Landscaped & Fully Fenced Backyard with Gazebo (2022) | Insulated Double Attached Garage This well-maintained home welcomes you with gleaming hardwood flooring and 9ft ceilings that create a sense of space and elegance. The spacious Living Room features a cozy gas fireplace opens to the gourmet Kitchen offers granite countertops with breakfast bar, stainless steel appliances, a walk-through pantry and a Dishwasher (2022). A large Dining area off the kitchen and access to the backyard. Upstairs you'll find the Primary Bedroom that is your private retreat, featuring a walk-in closet and a luxurious 5pc Ensuite with quartz counters, double vanity and a soaker tub. Two additional good-sized Bedrooms, a Bonus Room and a convenient Laundry Closet with Samsung Washer & Dryer (2022), and one full bath complete this level. The Finished Basement is perfect for entertaining. It features a large Rec Room ideal for gatherings and relaxation with a dry Bar area. A Den offers additional flexible space for work or Gym. Also finished with a 3-piece Bath. Recent upgrades include duct & vent cleaning (2024) and a Rheem Furnace for year-round comfort. Enjoy outdoor living in the fully fenced and landscaped backyard with a charming gazebo (2022) included in the sale. Located close to schools, shopping like Super Store, parks, Vivo and walking/bike paths. This home is a must-see!

Don't Miss Out!