

**504 Panatella Court NW**  
**Calgary, Alberta**

**MLS # A2251948**



**\$797,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 2,198 sq.ft.                                                              | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Off Street, Parking Pad                           |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Re |               |                   |

|                    |                                                                                              |                   |     |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|-----|
| <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                                                                               | <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, Ceiling Fan(s), High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                          |                   |     |

**STUNNING PANORAMA HILLS ESTATE HOME** Welcome to this beautiful family home 4-bedroom, 3.5-bath home in the sought-after community of Panorama Hills ! Corner lot with lots of parking. Step inside to a bright and open staircase main floor, featuring 9ft ceilings & custom cabinets, 11ft ceilings in the kitchen eating nook, granite countertops, and a spacious island&mdash;perfect for entertaining. Large windows in every room. Beautiful fireplace with built-in cabinet for your favorite ornaments. Double glass doors into a roomy bright Den. Upstairs, the primary suite is a dream, with a spa-like 5-piece ensuite and a walk-in closet. Two more bedrooms, a full bath, bonus room, a very nice open built in desk and shelves in the loft. Tall ceilings complete the upper level. The fully finished 9' ceiling basement offers extra space to relax, with an entertainment center, an island, a bedroom/playroom, and a 3-piece bath and 4 large windows&mdash;your own private retreat! Enjoy the backyard with an enclosed deck, with shade trees on a corner lot perfect for families and outdoor fun. New 40 gallon hot water tank, New Roof Shingles, New Garage door with windows plus AC. All this, plus a beautiful ravine a few feet away and many many walking paths as well as a park on the crescent, also, minutes from schools, shopping, and dining and Splashpark.community center.