

\$1,088,800 - 145 Panatella Green Nw, Calgary

MLS® #A2125561

\$1,088,800

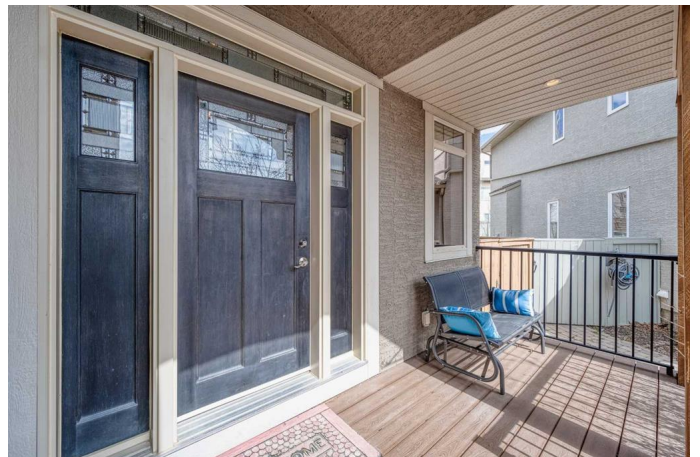
5 Bedroom, 5.00 Bathroom, 3,100 sqft

Residential on 0.17 Acres

Panorama Hills, Calgary, Alberta

Check out this stunning two-storey home custom-built by Arcuri Homes, located in a peaceful cul-de-sac just a short walk from the beautiful Pond in Panatella Estates! |

Featuring 3+2 Beds, a Den, 4.5 Baths w/ 4,354 sq. ft. of fine living space | 9'™ High Ceiling | Gleaming Hardwood floor | Granite Counters in Kitchen & Quartz Counters in all Baths | High-end SS appliances: Electrolux Icon: side by side Refrigerator and Freezer, DCS by Fisher & Paykel: Gas Stove w/ Griddle and double ovens, Range Hood, Built-in wall Oven, and Microwave | Theater Room w/ 7.1 Audio system, projector & screen | 2 A/C & 2 Furnaces | new 75 US gallon hot water heater (Dec 2023) | Double Oversized Heated Attached Garage w/ NEMA 14-50 outlet for level 2 EV charging, a Loft for storage, stair access to Basement | 2 Laundries | Walking in, you'll immediately notice the grandeur of the 19'1" high ceiling in the foyer. The open floor plan seamlessly connects the Living Room, Dining Room, and Kitchen, creating a spacious and inviting atmosphere. The Living Room exudes elegance w/ its gas fireplace, adorned w/ a tile-featured wall and built-in cabinets. In the Chef's Kitchen, a huge center island (7' x 7'8") w/ granite countertops and an eating bar takes center stage, complemented by top-of-the-line appliances, and Butler's and walk-thru pantries equipped w/ built-in shelves, sink, and a 2nd dishwasher. Cook a gourmet meal for your friends & families while there are 3 ovens in the Kitchen. Enjoy meals in the



formal Dining room w/ its picturesque windows overlooking the large pie-shaped backyard. The Mudroom offers practical storage solutions w/ built-in cabinets, benches featuring clothes hangers, and additional storage space. A generously sized Den, complete w/ a built-in bookcase, cabinet, and window bench. Upstairs, you'll find a Bonus Room has been transformed into a cozy Theater space. It's equipped w/ a projector, screen, and a 7.1 audio system. The Private Owner's Retreat is a luxurious haven, featuring a 5 pc ensuite w/ a large soaker tub, a spacious steam shower w/ seat, double vanities, and a separate makeup vanity. There's a huge walk-in closet w/ a cheated door leading to the Laundry. 2 additional Beds share a Bath w/ double sinks, ensuring each child has their own space. The fully Finished Basement features a spacious Rec Room, 2 Beds, two Full bathrooms, a 2nd Laundry Room, and a Furnace room. The Rec Room was previously used as a Theater room and comes w/ cable rough-in and a built-in TV stand. One of the Beds is large and includes a built-in makeup vanity and its own 3 pc ensuite. The Furnace room provides access to your double oversized heat-attached garage, which also features floor drainage. Bask in the sunshine in your spacious, pie-shaped fenced landscaped backyard, a large patio, and gas hookup. This stunning home is situated near walking and biking pathways beside the pond, with shopping conveniently located nearby. Don't let this truly extraordinary home slip away!

Built in 2010

Essential Information

MLS® #	A2125561
Price	\$1,088,800
Sold Price	\$1,180,000

Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,100
Acres	0.17
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	145 Panatella Green Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0M6

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, In Garage Electric Vehicle Charging Station(s), Oversized

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Gas Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	April 29th, 2024
Days on Market	4
Zoning	R-1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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