

\$712,888 - 7 Panatella Lane Nw, Calgary

MLS® #A2134651

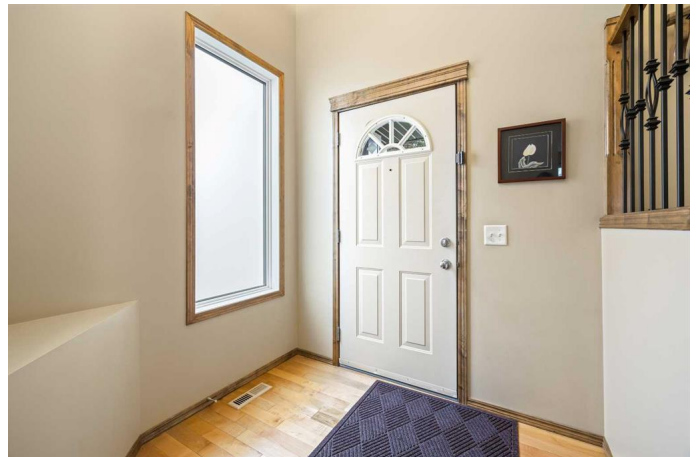
\$712,888

4 Bedroom, 4.00 Bathroom, 1,835 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Executive custom built, air conditioned, 2 storey home in the sought after community of Panorama Hills. Located on a quiet street, this home boasts over 2500 Sqft of living space with a total of 4 bedrooms, 4 bathrooms and a large bonus room. Located within walking distance to schools, transportation, walking paths and amenities. Walking into the home, you will be met a large foyer with high ceilings that make for a bright and open floor plan. The gourmet kitchen comes equipped with a reverse osmosis drinking system as well as a large kitchen island with quartz countertops, a breakfast eating bar, stainless steel appliances and designer tile backsplash. The dining nook beside the kitchen is filled with light coming in from the large windows overlooking the backyard. The kitchen opens to a large living room with a luxurious gas fireplace with built-ins. Off of the dining nook, doors lead out to a large covered vinyl deck with a gas hookup for barbecue on the west facing backyard. The professionally landscaped backyard has artificial grass making it very low maintenance. The main floor is completed with a 2 piece powder room, and a laundry/mudroom leading into the double attached garage. The staircase leading upstairs takes you to a large light filled bonus room, perfect for entertaining friends and family. The large primary bedroom is equipped with a spa-like 5 piece renovated ensuite with double sinks, a luxurious air jetted tub, rain shower, and an impressive walk in closet with



built ins. Two other good sized bedrooms and a 4 piece main bathroom completes the upper level. The fully developed basement boasts a large recreational area and flex area as well as an additional fourth bedroom and 3 piece bathroom. The mechanical and electrical of this home has been updated with a newer Navien tankless hot water heater, newer high efficiency iFlow Hydronic Furnace, and a water softener Other upgrades throughout the home include newer triple pane windows on the main and second floor, and newer impact resistant roof shingles. This home has been extremely well looked after over the years and is ready to move in and enjoy. Minutes to amenities, schools and transportation, makes this an excellent family home. Exceptional value!

Built in 2004

Essential Information

MLS® #	A2134651
Price	\$712,888
Sold Price	\$746,600
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,835
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7 Panatella Lane Nw
Subdivision	Panorama Hills
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3K 6C4

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	May 31st, 2024
Days on Market	7
Zoning	R-1N
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
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