

\$1,199,900 - 40 Panatella Manor Nw, Calgary

MLS® #A2139541

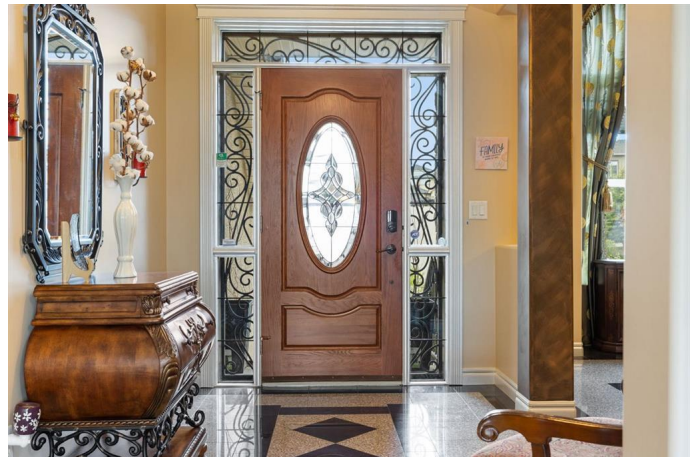
\$1,199,900

3 Bedroom, 3.00 Bathroom, 1,648 sqft

Residential on 0.27 Acres

Panorama Hills, Calgary, Alberta

Welcome to this exquisite custom-built walkout bungalow, perfectly situated on a 1/4 acre lot backing onto a serene pond. The home features elegant grey and black marble floors, adding sophistication to every room. The heart of the house is the kitchen, featuring a large center island, an abundance of cabinet space, a one-of-a-kind luxurious appliance package and plenty of natural light. It's a culinary enthusiast's dream come true. Adjacent to the kitchen, the spacious living room overlooks the expansive yard, which boasts over 48 trees that enhance privacy while offering a picturesque view of the pond. The living room also features a gorgeous gas fireplace, creating a warm and inviting atmosphere. The primary suite is a private retreat with a lavish 6-piece ensuite bathroom. Every detail has been meticulously crafted to offer the utmost comfort and luxury. The main level includes a formal dining room, a Den, a freshly updated powder room, an upstairs laundry room for added convenience and access to your engineered stamped concrete patio with a custom wrought iron banister, ensuring zero maintenance while you enjoy the stunning views. Additional features include an oversized attached garage, providing ample space for vehicles and storage. The fully finished walkout basement includes a second full kitchen, two large bedrooms, a 3-piece bath, and a massive flex/games area, all while boasting beautiful views of your backyard and pond, making it perfect for entertaining or



accommodating guests. Ample storage space ensures everything has its place. Each level of the home has a sunroom, offering tranquil spaces to relax and enjoy the picturesque surroundings year-round. All gates and the front door are custom-wrought iron and lockable for added security and aesthetic appeal. This home combines beauty, luxury, and practicality, creating a haven you'll be proud to call your own. Don't miss your chance to call this place your home, and schedule a private tour today!

Built in 2006

Essential Information

MLS® #	A2139541
Price	\$1,199,900
Sold Price	\$1,190,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.27
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	40 Panatella Manor Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K0A7

Amenities

Amenities	Park, Playground
Parking Spaces	5
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Trash Compactor, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Lighting, Playground, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Gentle Sloping, No Neighbours Behind, Landscaped, Many Trees, Underground Sprinklers, Pie Shaped Lot, Private, Treed, Views, Waterfront
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 21st, 2024
Days on Market	13
Zoning	R-1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

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