

# \$864,900 - 163 Panatella Cape Nw, Calgary

MLS® #A2153378

**\$864,900**

3 Bedroom, 3.00 Bathroom, 2,477 sqft

Residential on 0.14 Acres

Panorama Hills, Calgary, Alberta

Welcome to 163 Panatella Cape where your dream home awaits! Discover the perfect blend of tranquility and modern elegance. Nestled in a serene cul-de-sac, this exquisite home offers an amazing backyard that backs onto lush green space, creating your very own private sanctuary. Step outside to a massive, fully landscaped backyard that seamlessly connects to a beautiful green space. This one-of-a-kind outdoor retreat is adorned with vibrant plants and mature trees, providing a picturesque and peaceful environment. Whether you're hosting summer BBQs on your spacious patio or simply enjoying a quiet afternoon in your garden, this backyard is designed to be your personal oasis. Upon entering, you'll be greeted by a grand foyer opening to soaring ceilings that set the tone for the rest of the home. The thoughtful layout features a versatile front office/flex space with elegant glass doors, perfect for working from home. The heart of the home is the gourmet kitchen, featuring rich maple cabinets, striking black stone countertops, and a central island that's ideal for family gatherings. Equipped with a gas cooktop, built-in oven, built-in microwave oven, and a dedicated bar/wine area, this kitchen is a chef's dream. A large walk-in pantry adds to the convenience. Adjacent to the kitchen is a spacious dining area surrounded by windows, offering unobstructed views of the backyard. The main family room, with its cozy inviting gas fireplace, is the perfect place to unwind during evenings.



The luxurious primary retreat is a true sanctuary. Overlooking the serene backyard, it includes a private coffee bar or mini-bar, a luxurious 5-piece ensuite with dual sinks, a vanity area, a separate shower, and a relaxing soaker tub. The new owner can enjoy a nice soaking bath after a long day. The expansive walk-in closet provides ample storage space for all your needs. The second level also features a large bonus room, ideal for movie nights or additional family time. The other two spacious bedrooms both have large walk-in closets, and there is a convenient upper laundry room with an extra soaker sink. A built-in desk area close to the bedrooms is perfect for studying or doing homework. The unfinished basement offers a fantastic layout with the potential for customization to suit your needs. Create your ideal entertainment space or additional living areas. This meticulously maintained, no-pet home boasts soft neutral tones throughout, making it move-in ready. A large shed on a cement pad provides additional storage space, and the beautifully finished yard ensures you can enjoy sunny summer days to the fullest. This is a prime location that is situated in a highly desirable area, this home is within walking distance to schools, parks, and grocery stores, offering ultimate convenience for your family. If you're seeking a home with exceptional features, exquisite details, and breathtaking outdoor space, then book your viewing now, this home won't disappoint.

Built in 2011

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2153378  |
| Price      | \$864,900 |
| Sold Price | \$855,000 |
| Bedrooms   | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,477       |
| Acres          | 0.14        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 163 Panatella Cape Nw |
| Subdivision | Panorama Hills        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | t3k0w3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Washer, Window Coverings                                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Playground, Private Yard                                                                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Many Trees, Pie Shaped Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                                                              |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 1st, 2024  |
| Date Sold      | August 13th, 2024 |
| Days on Market | 12                |
| Zoning         | R-1N              |
| HOA Fees       | 250.00            |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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