

**230 Panatella Circle NW
Calgary, Alberta**

MLS # A2220458



\$825,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,146 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed, Steam shower, Pergola pre-wired for hot tub, Sprinkler system, all mounted TV's, desk chair in Kitchen and spare, Bar height stools in Kitchen, Alarm hardware

**** OPEN HOUSE THIS SATURDAY MAY 17TH, FROM 2-4PM! **** Located on a quiet street, this gorgeous CORNER LOT home is hitting the market for the very first time. The original owners have lovingly maintained this property throughout the years and now it's time for a new family to give it the same love. The exterior requires no updating at all with a brand new roof, siding and eaves as of January 2025, as well as thoughtful mature landscaping. Inside, you'll love the engineered hardwood floors that modernize the space. The sitting room at the front is a great place for reading or practicing the piano, while the natural light warms up the room. The kitchen is spacious and inviting with a gas stove, a large central island, a flex space and a pantry for storage. The living room has a cantilevered space for a media console and the corner fireplace adds warmth. Off the dining room, you'll appreciate the ease of access to the private backyard. There are two natural gas lines for a BBQ and a patio heater. There is green space for playing, an area for quietly swinging, a patio for entertaining and a privacy screen for a firepit or a hot tub in the future. Speaking of hot tubs, there is an electrical rough-in for ease of installation as well as a hinged gate on the fence for ease of delivery (or future RV parking if one wishes). The mudroom off of the HEATED garage is an organizer's dream. Custom built-ins include shoe storage, hanger storage, cubbies, an ironing board, coat storage, and a convenient mini counter for folding. The built-in European washer and dryer are high-end and efficient. A 2 piece bath completes this level. Upstairs, the primary bedroom is at the back of the home with a spacious walk-in closet, and an impressive ensuite that includes an expansive vanity, a soaker tub and a shower. The extended bonus room is great for a home office, a kid's play room or a

secondary lounge. Two additional bedrooms and a 4 piece back round out the upper level. The fully developed basement was entirely updated with PERMITS in 2014 and it is a sight to behold. Luxurious plush carpeting covers the lower level and is a delight to walk on. The large entertainment area has surround sound, a custom northern sky replica that magically twinkles at the flick of a switch, and a soundproof ceiling. A corner restaurant-grade banquette can be converted to a bed and is a delight for kids and grownups alike. The wet bar features quartz counters, cabinetry and a built-in bar fridge. The 4th bedroom is currently used as a gym with Mondo flooring, but the Queen murphy bed adds versatility. The 3 piece bath has heated floors and includes a programmable steam shower that is a fantastic reward after a strenuous workout. Additional updates in this home include a steam humidifier, on demand hot water, a 4 zone furnace system, and a sprinkler system for the yard. Fantastic location, steps to a playground, walking paths along the ravine and the Panorama Community Center.