

**84 Panatella Manor NW**  
**Calgary, Alberta****MLS # A2225187****\$1,199,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,387 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shed, Large Mirror above the fireplace

OPEN HOUSE SUNDAY, JULY 27th 1:00PM-3:00PM. Opportunities like this don't come along often! This spacious 2,387 sq.ft estate home is perfectly tucked into a peaceful corner of Panatella Estates — ideal for families looking for room to grow and create lasting memories. As you step inside, you'll be welcomed by a bright, open layout with soaring ceilings and warm natural light. The main floor offers a private office/den for work or study, a beautifully updated kitchen with a massive island for gathering, a sunny dining nook, and a vaulted living room anchored by a gas fireplace — perfect for cozy evenings. You'll also find a 2-piece bath, laundry room, and a striking open staircase that invites you upstairs. The second floor features three large bedrooms, including a primary suite where you can unwind in your 5-piece spa-like ensuite and organize with ease in the walk-in closet. A stylish 4-piece main bath serves the other bedrooms. Downstairs, the fully finished basement offers even more space with in-floor heating, a huge rec room, two more bedrooms, and a full bathroom — ideal for teens, guests, or extended family. The heated double garage is the cherry on top! But the true standout here is the backyard — your private outdoor paradise! Designed for entertaining, it boasts a large deck with privacy wall, two patio spaces, incredible stonework, and professional landscaping that wraps the home in beauty. Recent updates include: hardwood floors & kitchen refresh (2021), new dishwasher (2021), electric range & furnace (2024), tankless water heater (2020), fresh paint (2025), and new shingles on the way! This one-owner gem offers the perfect blend of indoor comfort and outdoor living. Don't miss your chance — call your Realtor today for a private viewing!