

**1544 Panatella Boulevard NW
Calgary, Alberta**

MLS # A2277362



\$775,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,098 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions: Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Door Opener.

Nestled on a peaceful, pie-shaped lot in the heart of one of Calgary's premier family neighborhoods, this Cedarglen-built two-storey is a masterclass in pride of ownership. Meticulously maintained by the original owners, the home boasts nearly 3,000 sq. ft. of refined living space, including a sun-drenched walk-out basement. The main floor makes a grand impression with soaring ceilings, rich hardwood, and custom drapery. At its heart is a chef-inspired kitchen featuring granite surfaces, a gas range, and a spacious island that flows into a living room anchored by a striking stone and oak fireplace. Upstairs, the primary retreat offers a spa-like 5-piece ensuite, accompanied by two additional bedrooms and a bright, northwest-facing bonus room. The lower level is a standout feature, offering a fully finished walk-out setup with a kitchenette, extra bedroom, and large windows that erase any "basement" feel. Recent high-value updates provide total peace of mind, including new Class 4 hail-resistant shingles (2025), updated siding, and a freshly refreshed deck. Situated just steps from scenic pathways and top-tier schools, this home offers the perfect blend of quiet suburban life and easy city access via Stoney and Deerfoot Trail.