

**107 Panatella Grove NW
Calgary, Alberta**

MLS # A2277863



\$949,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,700 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Barn Doors in Basement.

An exceptional family home nestled in the prestigious Estates of Panorama Hills, perfectly situated on a quiet, family-friendly cul-de-sac just steps from schools, parks, walking paths, and the community pond. With easy access to Stoney Trail, this location offers a seamless commute while keeping everyday amenities right at your fingertips. From the moment you arrive, the stucco and stone exterior delivers striking curb appeal and a high-end first impression. Inside, you're greeted by a stunning curved staircase, soaring 9' ceilings, elegant crown molding, and oversized 8' interior doors that enhance the home's sense of scale and craftsmanship. The main level is thoughtfully designed for both everyday living and entertaining, featuring a bright open floor plan filled with natural light. Engineered hardwood flooring, custom finishing, and multiple built-in window bench seats with storage add warmth and functionality throughout. The chef-inspired kitchen is beautifully appointed with granite countertops, upgraded stainless steel appliances, a gas cooktop, and ample cabinetry—perfect for hosting family and friends. A dedicated main floor office with French doors offers an ideal workspace or study, while a functional laundry and mudroom keeps daily routines organized. Upstairs, you'll find four generously sized bedrooms, including a comfortable primary retreat with full spa-like en suite, along with a well-designed 5-piece kids' bathroom, perfect for growing families. The fully finished basement extends your living space with upgraded laminate flooring, a fifth bedroom (or home gym), additional bathroom, loads of storage space and flexible recreation or media area. Outside, enjoy a fully fenced backyard complete with a deck—ideal for summer BBQs, kids at play, or relaxing evenings at home. Thoughtful details like barn

doors, custom millwork, and upgraded finishes throughout reflect pride of ownership and attention to detail. With 5 bedrooms, 3.5 bathrooms, exceptional upgrades, and an unbeatable location in one of NW Calgary's most desirable communities, this home delivers space, style, and long-term value. A rare opportunity to secure a beautifully finished estate-level home that truly checks all the boxes.