

# \$1,239,900 - 172 Panatella Crescent Nw, Calgary

MLS® #A2229897

**\$1,239,900**

4 Bedroom, 4.00 Bathroom, 3,179 sqft

Residential on 0.14 Acres

Panorama Hills, Calgary, Alberta

\*\*\*Back on the market â€” buyer financing fell through (twice).\*\*\* Step into luxury with this STUNNING CUSTOM-DESIGNED MASTERPIECE ideally situated in the prestigious and highly sought-after community of PANORAMA HILLS. This EXQUISITE HOME combines unparalleled elegance, convenience and comfort perfectly positioned in a prime location tailored for what matters most as it's thoughtfully designed for ultimate entertaining, relaxation and multi-generational living to intrigue all the senses exudes luxury finishes and meticulous attention to detail and impeccable good taste throughout. Upon entrance, a grand foyer with GLEAMING HARDWOOD flooring welcomes you into an inviting open-concept layout bathed in an abundance of natural sunlight throughout the home. The main floor features a spacious living room with a STYLISH DOUBLE-SIDED FIREPLACE ready to warm those cool winter evenings seamlessly connecting to a large family room with serene backyard views, a convenient powder room adds functionality, while the captivating open plan CHEFâ€™S DREAM KITCHEN is an absolute showstopper complete with GRANITE COUNTERS, a beautiful custom cabinetry, a BUILT-IN PREMIUM APPLIANCE PACKAGE, elegant pot lighting that add a touch of sophistication and a cozy breakfast nook, adjoining elegant dinning area offers the perfect setting for formal meals with an adjacent door leading to the FULLY FENCED backyard featuring a



massive CONCRETE deck with GAS BBQ HOOKUP is the perfect haven for family time, barbecues and relaxation for year-round entertainment. Not to be overlooked, the main floor also offers a luxury, comfort and convenience of a FULL BEDROOM with an ATTACHED BATHROOM perfectly suited for MULTI-GENERATIONAL living or guests seeking privacy and accessibility. The upper floor encompasses a LUXURIOUS PRIMARY SUITE featuring a 3-SIDED FIREPLACE, a SPA-INSPIRED 5PCE ENSUITE and a spacious WALK-IN CLOSET creating a true retreat, two ADDITIONAL WELL-SIZED bedrooms with a full family bathroom, while a conveniently located laundry room to adds everyday ease and a BRIGHT AND EXPANSIVE BONUS ROOM. Lower level is unfinished, provides incredible potential for customization and is awaiting your creative touches to transform it into the space of your dreams. To top it all off, a TRIPLE ATTACHED GARAGE with an extended CONCRETE DRIVEWAY provides ample parking and convenience to accommodate all your needs. And there's still more to love as this exceptional home also includes 2 CENTRAL A/C UNITS, 2 FURNACES and a PASSIVE AIR FILTRATION SYSTEM, all working together to ensure year-round comfort and optimal air quality. This stunning dream home is your threshold to the ultimate lifestyle with a practical layout designed to fulfill all your wants and needs, ideally situated in Panorama Hills to enjoy close proximity to an array of amenities. Don't miss the opportunity to own this extraordinary home that flawlessly combines sophistication, functionality and lifestyle.

Built in 2009

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229897    |
| Price          | \$1,239,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,179       |
| Acres          | 0.14        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 172 Panatella Crescent Nw |
| Subdivision | Panorama Hills            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3K 0M5                   |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | None                                                                    |
| Parking Spaces | 7                                                                       |
| Parking        | Concrete Driveway, Enclosed, Garage Door Opener, Triple Garage Attached |
| # of Garages   | 3                                                                       |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Vaulted Ceiling(s)                                                               |
| Appliances        | Central Air Conditioner, Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                           |
| Cooling           | Central Air                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                 |

|              |      |
|--------------|------|
| Fireplaces   | Gas  |
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Playground                                       |
| Lot Description   | Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick, Stucco                                                  |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 146             |
| Zoning         | R-G             |
| HOA Fees       | 250             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | Prep Ultra |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.