



THE
A-TEAM

**RE/MAX
FIRST**

95 PANATELLA View, Calgary T3K 0N4

MLS®#: **A2165136** Area: **Panorama Hills** Listing Date: **09/12/24** List Price: **\$1,374,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **5,855 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,589**
 Low Sqft:
 Ttl Sqft: **3,589**

DOM

7
Layout
 Beds: **7 (4 3)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot, Sloped Down, Views**
 Park Feat: **Double Garage Attached, Front Drive, Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Stone, Stucco, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer**
 Int Feat: **Bar, Crown Molding, Granite Counters, No Smoking Home, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Basement	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	Laundry	Upper	5`1" x 11`7"
Bedroom - Primary	Upper	11`0" x 14`6"	Bedroom - Primary	Upper	24`9" x 15`7"
Loft	Upper	13`2" x 12`11"	Bedroom	Upper	15`2" x 10`1"

Bedroom Upper 11`0" x 13`3"
Game Room Basement 22`8" x 21`0"
Living Room Main 9`9" x 11`4"
Great Room Main 15`1" x 15`4"
Breakfast Nook Main 15`4" x 7`2"
Office Main 14`8" x 8`10"

Bedroom Basement 15`5" x 11`4"
Bedroom Basement 9`9" x 11`6"
Kitchen Main 16`1" x 15`3"
Dining Room Main 16`1" x 11`8"
Spice Kitchen Main 14`4" x 7`9"
Bedroom Basement 151`8" x 14`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0814405**

Zoning: **R-1**

Remarks

Pub Rmks: Experience breathtaking views from this stunning home in Panorama Hills, where every window reveals a scene of natural beauty. Perched gracefully on the edge of a peaceful ravine, this residence offers an enchanting backdrop that harmonizes with its surroundings. Inside, you'll find a world of elegance and luxury. With around 5000 square feet of thoughtfully designed space, this centrally air-conditioned home combines modern amenities with expert craftsmanship. High-end finishes are evident throughout, creating a sense of opulence at every turn. The gourmet kitchen is a chef's dream, featuring a gas stove, premium granite counters with under-mount sinks, and top-of-the-line stainless steel appliances. A very hard-to-find spice kitchen that adds functionality to your culinary endeavours and entertaining company. Oversized windows on every level flood the interior with natural light and frame the picturesque views. Upstairs, a well-equipped laundry room with cabinets and a sink adds both convenience and style. The home boasts 9-foot ceilings on both the main floor, including a vaulted area big enough for 16' foot xmas tree! Luxurious hardwood flooring throughout, enhancing its sophisticated atmosphere. The spacious loft overlooks the impressive foyer and formal living room, offering a serene space for relaxation and entertaining. The primary bedroom is a true retreat, complete with a spa-like ensuite for ultimate relaxation and a fireplace. Three additional large bedrooms, including a second primary suite, provide ample space for family and guests. From start to finish, this home represents perfection, with every detail meticulously curated for an exceptional living experience. Check off your "would like to haves" and then add in these hard to find items all in one place. and you have the makings of the perfect " unicorn" property. 7 bedrooms including the main floor bedroom and full bath. Walkout basement with endless opportunities. The very functional spice kitchen is right off the main kitchen. Backing on to the greenspace and paths. and so much more.

Inclusions: NA
Property Listed By: eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











