



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**182 PANATELLA Circle, Calgary T3K5Y2**

MLS® #: **A2168718**      Area: **Panorama Hills**      Listing Date: **10/18/24**      List Price: **\$728,800**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 07-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **7,448 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,242**  
 Low Sqft:  
 Ttl Sqft: **1,242**

DOM

**34**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat:

**Back Yard,Cul-De-Sac,Few Trees,Front Yard,Lawn,No Neighbours Behind,Street Lighting,Underground Sprinklers,Pie Shaped Lot,Rolling Slope**

Park Feat:

**Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)**  
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,French Door,High Ceilings,Kitchen Island,Laminate Counters,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	9`1" x 7`6"
Kitchen	Upper	14`2" x 13`7"
Laundry	Upper	3`2" x 5`7"
Balcony	Upper	9`10" x 19`8"
4pc Ensuite bath	Upper	8`1" x 4`11"
Bedroom	Upper	10`11" x 9`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Upper	14`2" x 11`4"
Dining Room	Upper	10`7" x 7`11"
Pantry	Upper	3`6" x 3`7"
Bedroom - Primary	Upper	12`5" x 14`3"
Walk-In Closet	Upper	4`0" x 6`2"
4pc Bathroom	Upper	9`0" x 4`11"

**Bedroom**  
**Family Room**  
**4pc Bathroom**

**Upper**  
**Basement**  
**Basement**

**10`1" x 8`11"**  
**25`9" x 25`4"**  
**10`5" x 4`11"**

**Storage**  
**Flex Space**

**Basement**  
**Basement**

**9`0" x 6`10"**  
**15`0" x 7`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0311405**

Remarks

Pub Rmks:

**Welcome home to your own private gated oasis with new swimspa/hot tub with over 2100 sq feet walkout bilevel on this 7443 sq ft lot with NO neighbors behind you. Fully renovated for 2024 - you'll find a brand new roof, garage door, siding, quartz countertops, upgraded lighting, freshly painted and brand new hot water tank. The large windows throughout allow the natural light to shine through. All 3 bedrooms are located upstairs. The primary has an ensuite and walk in closet. The kitchen has a pantry, quartz island with breakfast bar, main floor laundry closet with stacked washer/dryer, and French doors to the balcony. The balcony is low maintenance and is the perfect space to relax and enjoy your evening. The lower level is a fully finished walkout which exits to a large concrete area with tons of privacy and to your very own brand new swimspa/hot tub and entertaining a good size crowd. There's a gas fireplace, 4 pce bathroom, wet bar with a full size fridge, dishwasher and a large electric grill with a roof ventilation system. With in floor heating, this area is warm and comfy. The huge yard has a built in shed under the patio for your work area or equipment and another shed to store your patio furniture etc. The yard has been professionally maintained and has a sprinkler system. This house also comes in AC. The oversize, double garage not only has a heated garage pad, but the driveway does as well! This home has amazing access to the 201 & Deerfoot and close to tons of shopping, VIVO, and surrounded by schools and only 10 mins to the YYC International Airport. Don't miss this opportunity and call today for your viewing.**

Inclusions:  
Property Listed By:

**N/A**  
**2% Realty**

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











