



THE A-TEAM

RE/MAX FIRST

180 PANATELLA Close, Calgary T3K6B3

MLS@#: A2177058 Area: Panorama Hills Listing 11/02/24 List Price: \$819,000
Status: Active County: Calgary Change: -\$9k, 07-Apr Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2005
Lot Information
Lot Sz Ar: 5,134 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,473
Low Sqft:
Ttl Sqft: 2,473

DOM
157
Layout
Beds: 5 (4 1 )
Baths: 4.0 (3 2)
Style: 2 Storey
Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard, Landscaped, Low Maintenance Landscape, Reverse Pie Shaped Lot
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Stucco
Flooring: Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Stove, Washer
Int Feat: Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Skylight(s), Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Kitchen, Family Room, Walk-In Closet, Bedroom, Living Room, Den, 2pc Bathroom, Pantry, Bedroom - Primary, 5pc Ensuite bath, and Bedroom with their respective levels and dimensions.

<b>Bedroom</b>	<b>Second</b>	<b>40`5" x 42`8"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>30`4" x 16`2"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>40`9" x 26`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>55`6" x 40`9"</b>
<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>24`10" x 26`10"</b>	<b>Den</b>	<b>Basement</b>	<b>40`9" x 29`6"</b>
<b>Walk-In Closet</b>	<b>Basement</b>	<b>22`2" x 14`3"</b>	<b>2pc Bathroom</b>	<b>Basement</b>	<b>15`4" x 16`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>27`11" x 23`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>65`7" x 48`11"</b>
Legal/Tax/Financial					

Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **0412266**

Remarks

Pub Rmks: **Now offered at a newly reduced price, this is your chance to own an exceptional home in the sought-after community of Panorama Hills! Welcome to 180 Panatella Close NW—a beautifully upgraded 5-bedroom, 4-bathroom home that combines spacious living with timeless craftsmanship. Inside, you'll be greeted by rich real hardwood flooring and genuine wood finishings throughout, adding warmth and elegance to every room. The open-concept layout has been freshly updated with sleek granite countertops and a fresh coat of paint, creating a bright and inviting atmosphere. The fully finished basement offers endless possibilities for entertaining, a home office, or guest accommodations. Step outside to enjoy a large, low-maintenance lot that provides a private outdoor retreat with minimal upkeep. Ideally located near parks, schools, and shopping, this home delivers outstanding value in one of Calgary's most desirable neighborhoods. With a recent price improvement and luxury finishes throughout, this is an opportunity you don't want to miss—book your private tour today!**

Inclusions: **N/A**  
 Property Listed By: **Century 21 Bravo Realty**

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







