



THE
A-TEAM

**RE/MAX
FIRST**

180 PANATELLA Close, Calgary T3K6B3

MLS®#: **A2177058**

Area: **Panorama Hills**

Listing Date: **11/02/24**

List Price: **\$838,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

20
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,Low Maintenance Landscape,Reverse Pie Shaped Lot,Landscaped**
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

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`2" x 3`11"	Living Room	Main	14`2" x 12`11"
Dining Room	Main	8`11" x 14`10"	Den	Main	12`0" x 9`0"
Mud Room	Main	8`4" x 8`5"	2pc Bathroom	Main	4`11" x 5`0"
Kitchen	Main	17`4" x 12`6"	Pantry	Main	3`11" x 3`10"
Family Room	Main	16`8" x 15`6"	Bedroom - Primary	Second	15`6" x 13`6"
Walk-In Closet	Second	11`1" x 4`11"	5pc Ensuite bath	Second	9`1" x 13`6"
Bedroom	Second	13`4" x 12`9"	Bedroom	Second	13`10" x 10`8"

Bedroom	Second	12`4" x 13`0"	4pc Bathroom	Second	9`3" x 4`11"
Furnace/Utility Room	Basement	12`5" x 8`1"	Bedroom	Basement	16`11" x 12`5"
3pc Ensuite bath	Basement	7`7" x 8`2"	Den	Basement	12`5" x 9`0"
Walk-In Closet	Basement	6`9" x 4`4"	2pc Bathroom	Basement	4`8" x 5`1"
Laundry	Basement	8`6" x 7`0"	Game Room	Basement	20`0" x 14`11"
Legal/Tax/Financial					

Title:
Fee Simple
 Legal Desc: **0412266**

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to 180 Panatella Close NW, where modern updates meet classic comfort! This stunning home features 5 spacious bedrooms, 4 washrooms, and a fully finished basement—perfect for family living or entertaining guests. Recently refreshed with new granite countertops and a fresh coat of paint, the open-concept kitchen and living spaces exude warmth and style. Nestled on a large traditional lot with low-maintenance landscaping, this property offers a private outdoor retreat without the upkeep. Located in the desirable Panorama Hills neighborhood, you'll enjoy proximity to parks, schools, and shopping. Don't miss this rare opportunity—schedule your viewing today!**

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

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







