



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**167 PANATELLA Cape, Calgary t3k0w3**

MLS® #: **A2187876**      Area: **Panorama Hills**      Listing Date: **01/30/25**      List Price: **\$869,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **5,446 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,566**  
 Low Sqft:  
 Ttl Sqft: **2,566**

DOM

**3**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Lawn,Garden,Landscaped,Level,Many Trees,Native Plants,Pie Shaped Lot,Treed**  
 Park Feat: **Double Garage Attached,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Garden,Playground,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	12`11" x 10`8"	Foyer	Main	9`6" x 9`11"
Living Room	Main	13`11" x 14`3"	Kitchen	Main	18`7" x 11`1"
Dining Room	Main	11`0" x 11`9"	2pc Bathroom	Main	7`4" x 2`9"
Mud Room	Main	9`1" x 15`10"	Bedroom - Primary	Upper	13`1" x 14`11"
5pc Ensuite bath	Upper	10`7" x 14`2"	Bonus Room	Upper	13`10" x 13`8"

**Bedroom** Upper 10`4" x 9`10"  
**Bedroom** Upper 9`10" x 14`5"  
**Laundry** Upper 10`1" x 5`2"

**Bedroom** Upper 9`6" x 12`5"  
**5pc Bathroom** Upper 6`2" x 10`5"  
**Other** Basement 23`11" x 42`6"  
 Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 1111552

Zoning: R-G

Remarks

Pub Rmks: **Welcome to 167 Panatella Cape, a beautifully maintained home where prime location meets a thoughtfully designed open-concept layout. This one-owner property has been meticulously cared for, showcasing exceptional pride of ownership and a focus on detail throughout. It's truly move-in ready and awaits its next fortunate owner. Tucked away on a quiet cul-de-sac, this home sits on a rare, fully landscaped lot offering both privacy and beauty. The expansive backyard is an enchanting oasis, filled with lush plants and mature trees. A rear gate provides direct access to green space and walking trails, making it ideal for nature lovers. Upon entering, you are greeted by a grand foyer with soaring ceilings, creating a sense of space that flows throughout the home. To the right, you'll find a flexible front office/den perfect for work or study. The heart of the home is the kitchen, featuring stunning floor-to-ceiling maple cabinetry, elegant black stone countertops, and stainless steel appliances. Whether you love to cook or entertain, this kitchen is a dream, with abundant storage, counter space, and a generous walk-in pantry. The large central island is perfect for family gatherings or hosting guests, and the adjoining dining area offers beautiful views of the backyard through oversized windows. The spacious family room includes a cozy gas fireplace, creating a warm, inviting atmosphere for relaxing on winter nights. This level also features a convenient 2-piece bathroom and a well-organized mudroom to keep busy family life in order. Upstairs, has 4 spacious bedrooms. The large bonus room offers the perfect space for family movie nights or activities, and a built-in desk area provides an ideal spot for homework/home office. The primary suite is a true retreat, tucked away for privacy and offering serene views of the backyard. The 5-piece ensuite includes dual sinks, a separate shower, and a luxurious soaker tub—perfect for unwinding after a long day. The suite also boasts a walk-in closet. The three additional bedrooms on this level are spacious and well-appointed. A thoughtfully designed laundry room, with a built-in sink and maple cabinetry, adds extra convenience. A full 5-piece bathroom, with a unique layout that includes a separate door to the shower area, ensures practicality for busy families. The unfinished basement is ready for your personal touch, offering a fantastic layout with endless possibilities—whether you envision a home theater, gym, or additional living space. This smoke-free, pet-free home is beautifully kept, with soft neutral tones throughout, making it ready for you to move in and personalize. The landscaped yard is an ideal setting for outdoor gatherings or quiet relaxation, providing a seamless extension of the home. Located in a highly desirable neighborhood, this home is within walking distance to schools, parks, and shopping—offering ultimate convenience for your family. Don't miss your chance to make this dream home yours.**

Inclusions: Shelf in Back entrance, central vac as is (canaster needs replacement) but can leave attachments, 2 garage door openers  
 Property Listed By: Century 21 Bamber Realty LTD.

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























