

**214 PANATELLA Boulevard, Calgary T3K 6B6**

MLS®#: **A2200511**      Area: **Panorama Hills**      Listing Date: **03/08/25**      List Price: **\$879,900**  
 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: **4,219 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Landscaped,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,392**  
 Low Sqft:  
 Ttl Sqft: **2,392**

DOM

**6**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Garden,Lighting,Other,Private Yard**

Construction: **Concrete,Vinyl Siding**  
 Flooring: **Ceramic**  
**Tile,Granite,Hardwood,Laminate,Linoleum,Other**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Oven,Range Hood,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>6`2" x 10`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 11`6"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`9" x 4`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>7`11" x 8`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`8" x 3`6"</b>	<b>Pantry</b>	<b>Main</b>	<b>11`2" x 5`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 18`6"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>17`5" x 13`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 13`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>14`5" x 18`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 9`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 12`8"</b>

**Bedroom**  
**Walk-In Closet**  
**Laundry**  
**Bedroom**  
**Flex Space**

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

**10`2" x 12`8"**  
**4`5" x 11`10"**  
**16`1" x 8`4"**  
**13`0" x 9`3"**  
**23`6" x 16`9"**

**Bedroom - Primary**  
**4pc Ensuite bath**  
**4pc Bathroom**  
**Bedroom**  
**Kitchenette**

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

**13`10" x 17`11"**  
**8`10" x 10`8"**  
**7`11" x 4`10"**  
**12`11" x 10`7"**  
**5`2" x 13`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0411489**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**LOOKING FOR A NEW UPGRADED HOME: COMPLETELY RENOVATED FROM TOP TO BOTTOM IN THE HEART OF THE BEAUTIFUL PANORAMA HILLS. THIS MODERN 2,392.1 SQ FT TWO STOREY HOME WALK OUT HOME OFFERS BRAND NEW EVERYTHING CAREFULLY DESIGNED WITH THE TASTE OF A SPECIAL DESIGNER. PREMIUM 8" ENGINEERED HARD WOOD FLOOR AND TILES ALL OVER THE HOUSE.SPACIOUS OPEN CONCEPT WITH 9" CEILING, GOURMET KITCHEN WITH CARBINETS, PREMIUM QUARTZ COUNTERS, HIGH END S/S APPLIANCES, CHIMNEY HOOD FAN,, LED LIGHTYS, AND WALK THROUGH PANTRY. FULLY FINISHED 2 BEDROOMS ILLEGAL SUITE WALK OUT BASEMENT, BONUS ROOM AND OVERSIZED DOUBLE ATTACHED GARAGE. COME AND SEE!!!!!!!!!!!!**

Inclusions:  
Property Listed By:

**NONE**  
**Premiere Realty Direct**

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













