

# \$859,000 - 107 Panatella Cape Nw, Calgary

MLS® #A2236703

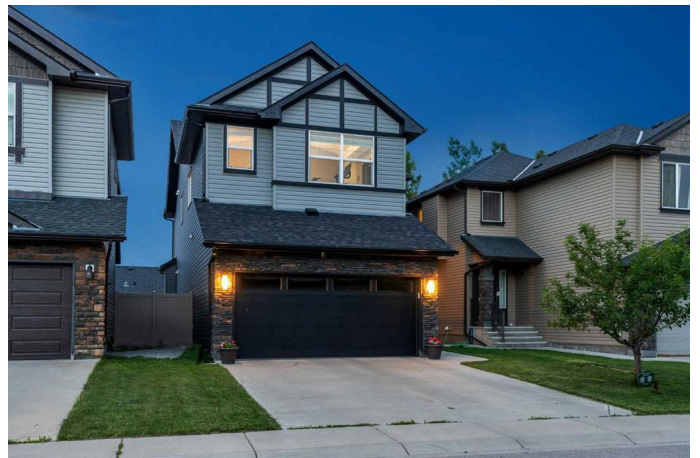
**\$859,000**

4 Bedroom, 4.00 Bathroom, 2,202 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Excellent Location - Original Owner - Pride of Ownership! - Walk-Out Basement - Over 3100 Square Feet of Living Space - perfectly laid out in this original owner home, ideally located in Panorama Hills, backing on to pathways and the estate homes and walkways. You are greeted with wonderful curb appeal highlighted with a brand-new siding, garage door and roof, all work completed through insurance! This house was built with over \$150k in structural and cosmetic upgrades. As you enter you can envision how the floor plan accommodates today's lifestyle and young families with schools within walking distance. In the garage, an abundance of space with an additional expanded walkable storage loft that will accommodate tool benches and cabinetry for your daily needs (6ft high). As you enter the home, the hallway gently opens to the large dining room with a custom contemporary dining room table and generous open concept main floor, great for entertaining! The upgraded chef's kitchen is the heart of the floor highlighted with a large central island, great for dinner parties, Electrolux Icon built in oven and speed oven, LG fridge, corner pantry and customized kitchen cabinets that expand the whole length of the kitchen and nook for added storage. Enjoy breakfast in the morning in your sunny dining nook or take your coffee outside to your upper deck with the comfort of your awning that creates needed shade on those warm and sunny days. Upstairs, you will find three generous bedrooms including a



primary bedroom with vaulted ceilings and a spa like ensuite including a make up counter and deep walk in closet. The generous bonus room also with vaulted ceilings and custom entertainment built in offers the perfect getaway to enjoy a movie or a book. Lastly, the Walk out Basement is a dream space for work and play with a lot of natural light. The corner office/ den cannot be more ideal for working from home with windows, custom built in L shaped desk and cabinets, easily creating focus or a meeting place for your clients with pride of ownership. The incredible office is equally matched with media built-ins for entertainment, wet bar and corner wine cellar with temperature control with Vintage View racks, a fourth bedroom and a full bathroom creating an exceptional escape or the opportunity for a legal basement suite. Lastly â€“ central A/C throughout all three floors, high capacity Kinetico water softener and brand new hot water tank (replaced 6 months ago)! The backyard has a recently added 12x16 ft pergola, a storage shed and room for your own garden! There is nothing to do here but move in and enjoy your new lifestyle!

Built in 2011

### **Essential Information**

MLS® #	A2236703
Price	\$859,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,202
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	107 Panatella Cape Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0W4

### Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Awning(s)
Lot Description	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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