

**31 Panatella View NW  
 Calgary, Alberta**

**MLS # A2186221**



**\$899,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,487 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)

**Inclusions:** Dishwasher, Dryer, Gas Stove, Garage Controls/Garage Door Opener, Range Hood, Refrigerator, Washer, Window Coverings, 2 Air Conditioners

OPEN HOUSE Feb 1st Cancelled. OH Feb 2nd 2-4PM! This expansive two-storey residence is full of thoughtful upgrades and elements that will take your breath away. Backing onto a green space and trail that connects into the 3.5km Panorama Hills loop, this home provides captivating year-round access to local scenery including pathways and ravines. With charming curb appeal thanks to a stone facade, sconce lighting, and arched front doorway casing. Upon entering the foyer you will note immaculately maintained hardwood, leading into the ideally located bright office space with a French Door feature for added privacy. Continue on into the spacious main living room, an open concept space that merges beautifully with the gourmet chef's kitchen. Here you will find a stunning 3-sided stone fronted gas fireplace, creating a cozy ambience perfect for hosting loved ones. The illuminated kitchen area is filled with stainless steel appliances including an integrated dishwasher and built-in gas range, accompanied by granite countertops, tile backsplash, a huge kitchen island, endless cabinetry, and a dedicated pantry for maximizing storage and organization. Through the adjacent dining room, access the large exterior deck with frosted glass privacy detailing and a BBQ gas line to fully immerse yourself and enjoy the great outdoors. Back inside is a carefully placed powder room, along with a joint laundry and mudroom that offers shelving, storage and directly connects into the double attached garage. The lushly carpeted upstairs is home to three bedrooms and two full bathrooms, and a large and well-lit family room with versatile potential. The primary retreat is filled with all-day sun from both the South and East, and includes a giant walk-in closet with built-in organizers. The accompanying 5 piece ensuite features a jetted tub with tile surround, shower, and dual

sinks with granite countertops. Descend into the giant lower level for a fully carpeted living/recreation room that can be adapted to fit any lifestyle, with an additional den area off to the side. Another large bedroom is located on this level, along with its own walk-in closet, and a modern 3 piece bathroom with rain showerhead and sliding glass door. Further details that truly make this home exceptional is the inclusion of two furnaces and two air conditioners, providing optimal temperature control. The private backyard boasts beautiful birch trees and a convenient opportunity to explore this pedestrian friendly neighbourhood. Favourably located nearby lots of amenities and entertainment in Panorama and Coventry Hills, including the newly renovated VIVO Recreation facility. This home is also walking distance to a number of parks and greenspaces, with quick access to Harvest Hills Blvd, 14 St, and Stoney. The Panorama Hills Residents Association is also renowned for its exclusive facilities, programs, and events; with memorable features including a spray park, multi-use sport court, playground, and picnic areas.