$939,000 - 107 Panatella Cape Nw, Calgary
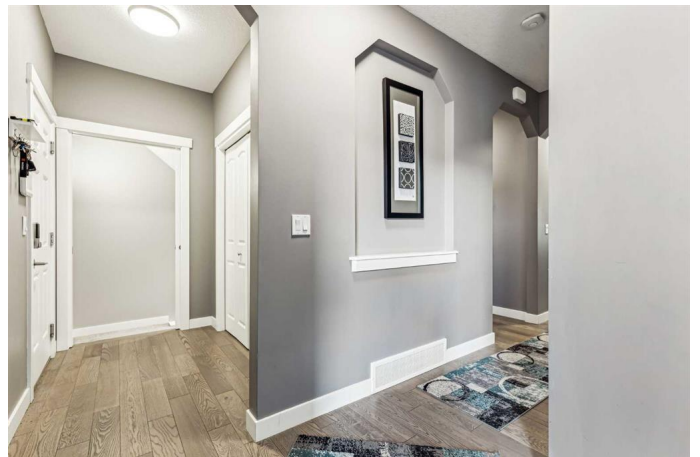
MLS® #A2223660

$939,000

4 Bedroom, 4.00 Bathroom, 2,202 sqft
Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

OPEN HOUSE - SATURDAY MAY 24 from 1PM TO 3PM and SUNDAY MAY 25 from 2PM to 4PM - Excellent Location - Original Owner - Pride of Ownership - Walk-Out Basement - Over 3000 Square Feet of Living Space - are perfectly laid out in this original owner home, ideally located in Panorama with access to all of the community's amenities. You are greeted with wonderful curb appeal highlighted with a brand new garage door and roof shingles creating graceful presence and charm. As you enter you can envision how the floor plan accommodates today's lifestyle. To one side abundant storage and access to your garage for your daily needs, ahead, the hallway gently opens to the large dining room and generous open concept main floor. The kitchen is the heart of the floor highlighted with a large central island, corner pantry and customized cabinets and built-ins. Enjoy breakfast in the morning in your sunny dining nook or take your coffee outside to your upper deck. Upstairs, you will find three generous bedrooms including a primary bedroom with a spa like ensuite. The generous bonus room with vaulted ceilings and custom built-ins offers the perfect getaway to enjoy a movie or a book. Lastly, the walk-out basement is a dream space for work and play. The corner office can not be more ideal for working from home with windows, custom desk and cabinets, easily creating focus or a meeting place for your clients with pride of ownership. The incredible office is equally matched with

the media built-ins for entertainment, wet bar and corner wine cellar with temperature control. An incredible escape. Finally, the basement is complete with a 4th bedroom and full bathroom. There is nothing to do here but move in and enjoy your new lifestyle.

Built in 2011

Essential Information

MLS® #	A2223660
Price	$939,000
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 Sound, Wired for Data
Appliances	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	May 22nd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty