

# \$799,900 - 540 Panatella Court Nw, Calgary

MLS® #A2229456

**\$799,900**

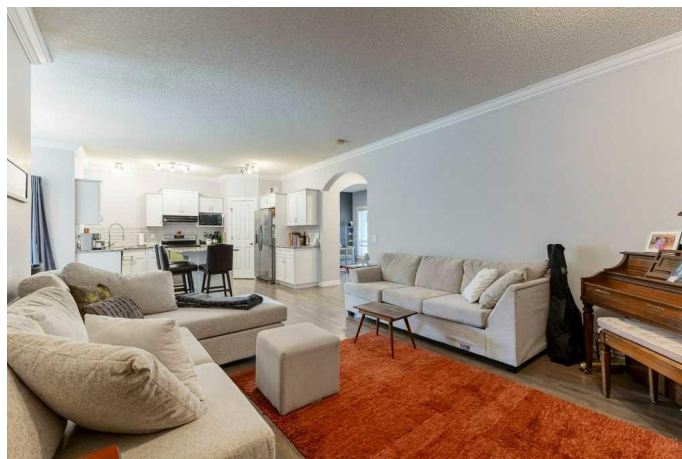
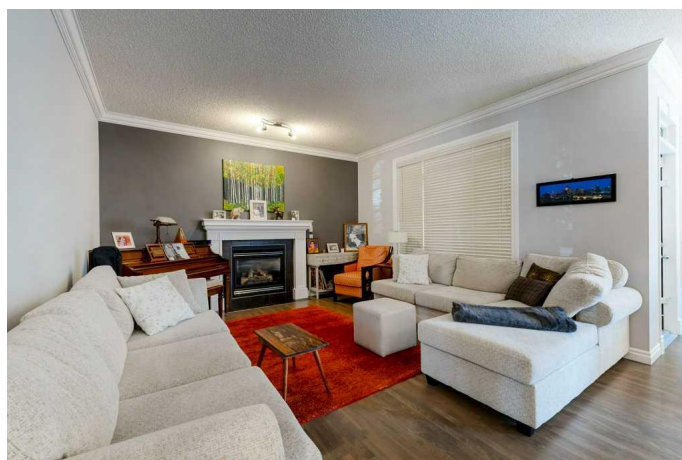
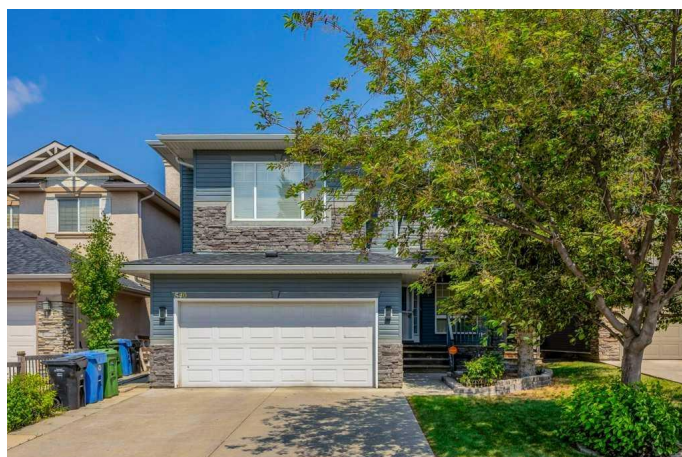
4 Bedroom, 4.00 Bathroom, 2,230 sqft

Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

This fantastic 4 bedroom family home with over 3000 square feet of developed living space is located in the very desirable community of Panorama Hills. Being situated on a quiet cul-de-sac, it is just steps away to the Ravine, a tot lot, community amenities, walking/biking trails, it is ideal for family living. The beautifully renovated kitchen with white cabinets, granite counter tops, upscale subway tile back splash and a centre Island will boost your culinary experience and make family time and entertaining a delight. The Open Concept Floorplan on the spacious main floor boasts 9 ft ceilings creating an open, airy, light ambiance. A large Family Room with its highlighted fireplace is open to the kitchen and the Dining Area. For those with a green thumb you will enjoy the large Sun room. Perfect for your flowers and or an Art studio. A main floor Den and a Laundry room that opens to the double attached garage complete the main floor plan. New carpet and beautifully refinished hardwood throughout. On the Upper-Level step into the Luxurious Primary Bedroom and discover your own private retreat. It includes a 5-piece en-suite with dual vanities, separate shower and a deep soaker tub as beautifully designed. Additionally, the Upper Level offers a massive Bonus room, two additional bedrooms and a 4-piece bathroom. Family living at its best and a Private exterior side entrance with access to the basement.

The Basement has been developed with an



illegal suite that could easily accommodate multi-generational family living. It includes a recreation room, a large 4th bedroom, 4- piece bath and a second kitchen/ bar. Moving on outside you will enjoy back yard BBQâ€™s and entertaining family and friends on the sprawling full width deck. Nicely landscaped with an abundance of mature trees and shrubs. This is a superb home in an ideal location! Quick access to major shopping centre, walking distance to Super Store and minutes to Deerfoot and Stoney Trail. Many recent upgrades throughout including New tile and quartz vanities in all bathrooms, carpet throughout, New Refrigerator. Granite and back splash in Kitchen. Great value. Shows 10 out of 10.

Built in 2005

### Essential Information

MLS® #	A2229456
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,230
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	540 Panatella Court Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3K 5Z7

### Amenities

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

### Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Crown Molding, French Door, Track Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Lawn, Level, Few Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 10th, 2025
Days on Market	59
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.