

\$898,888 - 107 Panatella Cape Nw, Calgary

MLS® #A2223660

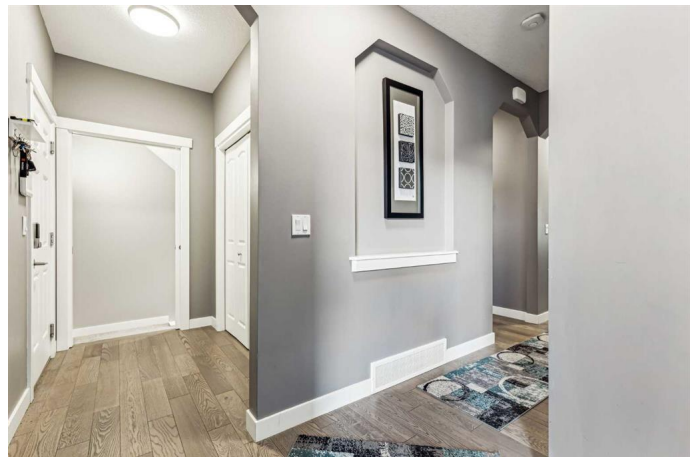
\$898,888

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 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 (WITH AN ADDITIONAL STORAGE LOFT) 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 and UPGRADED APPLIANCES. 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 FOR ADDITIONAL COMFORT. Upstairs, you will find three generous bedrooms including a primary bedroom with VAULTED CEILINGS and 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 / DEN cannot 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 media built-ins for entertainment, wet bar and corner wine cellar with temperature control, FOURTH BEDROOM and FULL BATHROOM. An exceptional escape. LASTLY - CENTRAL A/C THROUGHOUT! There is nothing to do here but move in and enjoy your new lifestyle.

Built in 2011

Essential Information

MLS® #	A2223660
Price	\$898,888
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 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 May 22nd, 2025

Days on Market 32

Zoning R-G

HOA Fees 250

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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