

**5 Panatella Square NW  
Calgary, Alberta**

**MLS # A2290485**



**\$869,990**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                                      |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,329 sq.ft.  | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                              |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Rectangular Lot, See Remarks |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Central  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Other, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage |                   |     |

**Inclusions:** N/A

\*\*\* 5 Panatella SQ NW \*\*\* An exceptional former Show Home, perfectly positioned in one of Panorama's most convenient and family-friendly locations, with effortless access to Stoney Trail and Deerfoot Trail. Just steps from scenic walking pathways and with a playground directly across the street, this residence blends everyday convenience with refined living. This beautifully renovated two-storey home offers 3+1 bedrooms and 3.5 bathrooms, highlighted by a sun-drenched south-facing primary retreat featuring a spa-inspired 5-piece ensuite. The main level showcases a formal dining space ideal for hosting, while the upper level is anchored by a generous bonus room—perfect for relaxation, entertainment, or a home office. Spanning 3,260 sq ft of thoughtfully designed living space, the home includes a fully finished walk-up basement complete with a summer kitchen. Step outside to your expansive south-facing backyard, measuring 13.40 meters wide, beautifully framed by mature trees and lush landscaping—an ideal setting for outdoor enjoyment and privacy. Additional highlights include an oversized double attached garage, central air conditioning, central vacuum system, built-in ceiling speakers, granite countertops, hardwood flooring, and 9-foot ceilings on both the main level and basement. Located in the highly sought-after community of Panorama, this meticulously maintained home delivers timeless style, space, and functionality. Opportunities like this are rare—schedule your private showing today and experience the lifestyle this exceptional home has to offer.