

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

MLS® #A2223660

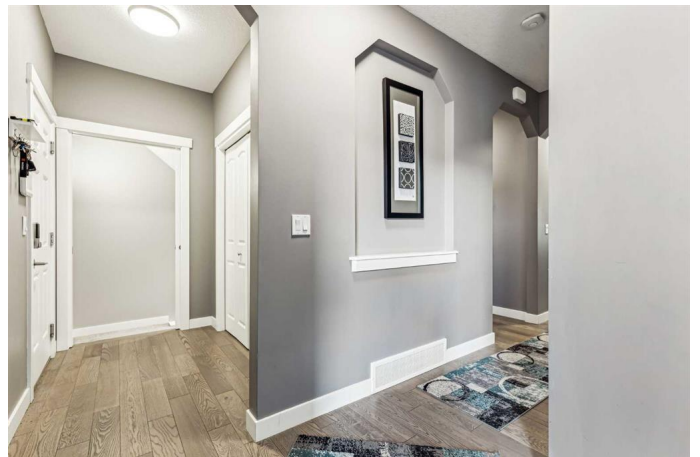
**\$898,888**

4 Bedroom, 4.00 Bathroom, 2,202 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

OPEN HOUSE - SATURDAY JUNE 14 from NOON to 3PM - 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 Data, Wired for Sound
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	Awning(s), Balcony, BBQ gas line, Private Yard
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	23
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.