



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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110 Panatella Crescent NW  
Calgary, Alberta

MLS # A2226645



\$999,900

Division:	Panorama Hills	Water:	-
Type:	Residential/House	Sewer:	-
Style:	Bungalow	Condo Fee:	-
Size:	1,803 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	LLD:	-
Baths:	3	Zoning:	R-G
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized	Utilities:	-
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		
Heating:	In Floor, Forced Air, Natural Gas		
Floors:	Carpet, Hardwood, Tile		
Roof:	Asphalt Shingle		
Basement:	Finished, Full, Walk-Out To Grade		
Exterior:	Stone, Stucco, Wood Frame		
Foundation:	Poured Concrete		
Features:	Granite Counters, High Ceilings, No Smoking Home		
Inclusions:	Garage Door Opener & 2 Controls		

Discover luxury living in this beautifully crafted Arcuri-built walkout bungalow, located in the prestigious Panatella Estates and backing directly onto the serene Panorama Hills ravine. Offering over 1,800 sq. ft. on the main floor, this home boasts a thoughtfully designed open-concept layout with soaring 9- and 10-ft ceilings and rich Brazilian cherry hardwood flooring throughout. The chef-inspired maple kitchen features full-height cabinetry, granite countertops, and stainless steel appliances, flowing seamlessly into the spacious dining area and great room&ampmdashperfect for entertaining&ampmdashwith a cozy stone-faced fireplace as the focal point. Retreat to the private primary suite, complete with a generous walk-in closet and a spa-like ensuite with double vanities, an oversized shower, and a luxurious soaker tub. A second bedroom is ideally situated near the main 4-piece bath, while the fully developed walkout basement offers three additional bedrooms, in-slab heating, and ample space for recreation, including a games room, exercise area, and a 4-piece bath. Additional upscale features include an oversized heated double garage, two expansive decks, solar shield windows, Cat5 wiring, and plenty of storage space. This is a rare opportunity to own a refined home in one of NW Calgary&amprsquos most coveted communities. Schedule your private tour today&ampmdashhomes like this don&amprsquot come around often!