

# \$1,150,000 - 44 Panatella Rise Nw, Calgary

MLS® #A2269355

**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 2,855 sqft

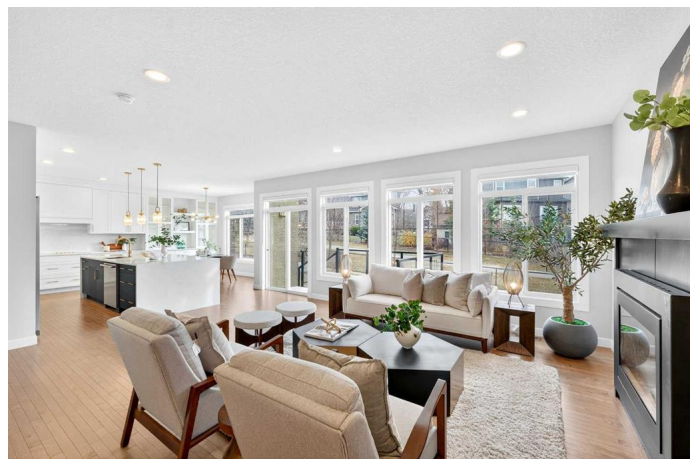
Residential on 0.11 Acres

Panorama Hills, Calgary, Alberta

Welcome to this beautifully renovated family home in the prestigious Panatella Estates area of Panorama Hills, offering over 3,900 sq.ft. of developed living space with 3+1 Bedrooms, a Bonus Room, and 3.5 Baths. Backing directly onto a walking path and just steps from a scenic pond, this home provides a serene backdrop and seamless access to outdoor living.

Step inside the soaring two-storey foyer to a den with soft carpet, then into the open-concept main floor with 9-ft ceilings and rich hardwood flooring throughout. The formal Dining Room comfortably seats eight, while the sun-filled living area, anchored by large windows, offers a warm and inviting space for everyday living.

The gourmet Kitchen is a showpiece, featuring a massive quartz waterfall centre island (9' x 6'), stainless steel appliances including a Frigidaire Professional® full-size side by side Fridge and Freezer, a double wall oven, and electric cooktop, plus white soft-close cabinetry with gold hardware and quartz backsplash. A walk-through pantry and butler pantry with beverage fridge add storage and functionality, flowing seamlessly to the mudroom with built-in drawers, cabinets, and bench, which connects to the double attached garage with overhead storage. The Breakfast nook opens to a composite deck with aluminum and glass



railing and gas hookup, perfect for outdoor dining and entertaining. A powder room completes the main level.

On the upper level, the East-facing Primary Bedroom is a peaceful retreat with two walk-in closets and a spa-inspired 5-piece ensuite featuring a double vanity, freestanding soaking tub, and extra-large standing shower. A 9-ft-high Bonus Room, two additional Bedrooms, a full Bath, and a conveniently located Laundry Room complete this level.

The fully finished basement offers a large Recreation room with a summer kitchen, featuring quartz countertops and ample cabinetry, along with a large finished Bedroom with walk-in closet and 3-piece Bath, ideal for guests or extended family. Additional highlights include A/C, on-demand hot water heater, extensive renovations completed in 2023, and new shingles and gutters installed in 2025.

Step outside to the East-facing, fully fenced and landscaped backyard, with gate access directly to the walking path and steps from the pond—perfect for children, pets, gardening, or outdoor entertaining.

Nestled on a quiet street in one of Panorama Hills's™ most desirable pockets, this home is steps from schools, parks, shopping, and the Vivo Recreation Centre, with quick access to Stoney Trail for easy commuting.

A rare opportunity to own a fully renovated family home with premium finishes, abundant living space, and an unbeatable location.

Built in 2012

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2269355    |
| Price          | \$1,150,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,855       |
| Acres          | 0.11        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 44 Panatella Rise Nw |
| Subdivision | Panorama Hills       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 0W9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                          |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas, Living Room |
| Has Basement | Yes              |
| Basement     | Full             |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Stone, Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 8                  |
| Zoning         | R-G                |
| HOA Fees       | 263                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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