

\$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

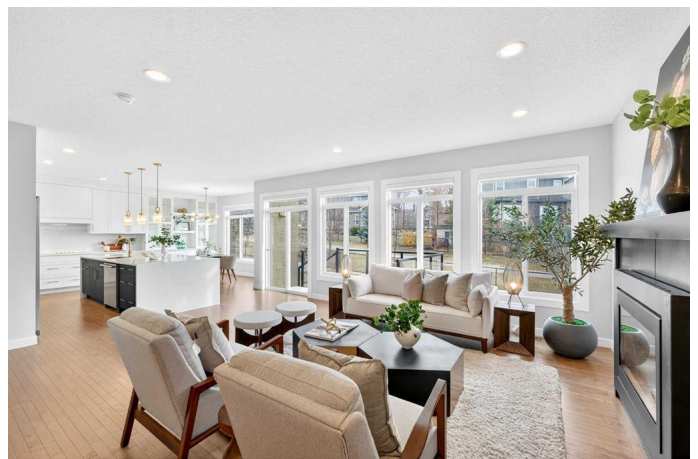
Panorama Hills, Calgary, Alberta

****OPEN HOUSE this SAT, Nov 8th at 2-4PM****

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 (9â€™TM8â€™[•] Ã— 4â€™TM6â€™[•]), stainless steel appliances including a Frigidaire Professional^Â full-size side by side Fridge and Freezer, ^Âdouble 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'™ 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
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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