

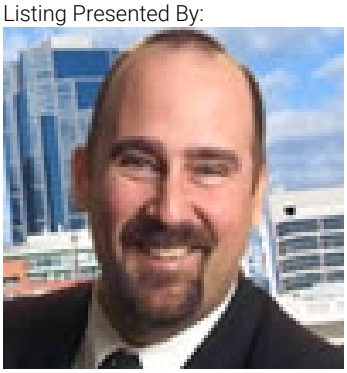
116 Panatella Rise Calgary Alberta

$1,099,900

Alert! Rare opportunity to own an exceptional custom-built WATERFRONT home on a premium pond-backing lot in the highly sought-after community of Panorama Hills. This stunning 1 1/2 -storey WALKOUT offers 2,390 sq. ft. of beautifully designed living space above grade, plus 1,375 sq. ft. of professionally developed walkout basement, combining timeless elegance, outstanding craftsmanship, and breathtaking water views.A grand foyer welcomes you into a bright, sun-filled main floor featuring a spacious private office and an open-concept layout designed for both everyday living and sophisticated entertaining. The chef-inspired gourmet kitchen is beautifully appointed with upgraded cabinetry, premium granite countertops, a large island, and high-end Dacor stainless steel appliances. Expansive windows capture tranquil POND VIEWS, while a striking two-sided stone fireplace creates a warm focal point between the living and dining areas. The generous dining room comfortably accommodates large gatherings and is enhanced by rich hardwood flooring throughout.The upper level is dedicated to a luxurious primary retreat featuring a spacious walk-in closet, private sitting/TV area, exclusive balcony overlooking the pond, and a spa-inspired 5-piece ensuite with in-floor heating, skylight, dual-sided fireplace, soaker tub, and separate shower.The professionally finished walkout basement provides exceptional additional living space with two generous bedrooms, including one with its own ensuite, an additional full bathroom, a spacious recreation room, and a custom wet bar complete with a beverage refrigerator and dishwasher. In-floor heating ensures warmth and comfort throughout the winter months, while central air conditioning keeps the home cool during the summer. A THREE-ZONE CONTROL SYSTEM allows independent temperature adjustment on each level for maximum comfort and efficiency.Ste...

4pc Bathroom 1.08 Ft x 1.08 Ft
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Bedroom 12.17 Ft x 10.00 Ft
Bedroom 11.83 Ft x 10.67 Ft
Family room 12.83 Ft x 10.83 Ft
Kitchen 22.00 Ft x 12.83 Ft
Living room 14.50 Ft x 11.83 Ft
Dining room 19.50 Ft x 11.50 Ft
2pc Bathroom 1.08 Ft x 1.08 Ft
Office 9.17 Ft x 6.50 Ft
Primary Bedroom 16.83 Ft x 11.50 Ft
5pc Bathroom 1.00 Ft x 1.00 Ft

Listing Presented By:



Originally Listed by:
C-Luxury Realty Ltd.

RE/MAX Realty Professionals

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Breakfast 9.00 Ft x 8.33 Ft