

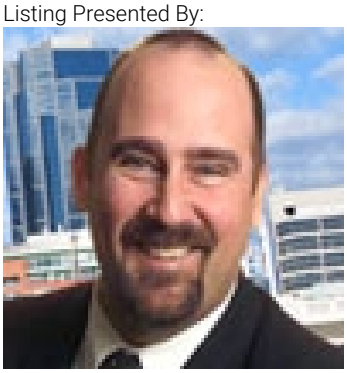
1564 Panatella Boulevard Calgary Alberta

$854,900

If you've been anxiously waiting for the perfect home to come to market in this highly coveted community, then your waiting has paid off... 1564 Panatella Boulevard is an executive level home that has been maintained in pristine condition and then updated since its build in 2012. The residence occupies a fantastic corner lot, steps away from direct access to the community's wetlands and pathway systems. Spanning over 2700 square feet above grade plus an additional 1047 square feet of space developed below, the home is genuinely expansive. On the main floor..... everything. A formal entry and spacious foyer, tiled for practicality but, leading into hardwood throughout. A dedicated office positioned away from family spaces, a beautifully appointed powder room with walkthroughs to the mudroom, pantry and rear of the kitchen. The Living room is formal, but warm, featuring a fireplace and inset carpet to define the space. The adjacent kitchen, with stone counters and unlimited space remains accessible but, appropriately removed and is a perfect lead into the dining area. Moving upstairs, the home is equally impressive. Designed for living and function the home boasts four exceptionally large bedrooms (two with ensuited bathrooms), a family / bonus room, with a quasi wall for noise reduction (essential with the built in speaker system). The laundry is also located on this second floor and of course, the primary suite and ensuite and its walk in closet are amazing in size and fixturing. The lower level was developed in 2021 (professionally and with permits). This space adds an additional bedroom and another full bathroom. An additional family space was added, as well as a gym / flex area plus an overflow closet (bigger than some bedrooms) for all of your seasonal and occasional pieces. The roof was redone last year, instant hot water has been added. The window coverings a...

Bonus Room 14.08 Ft x 14.00 Ft
Primary Bedroom 16.25 Ft x 14.00 Ft
5pc Bathroom 15.42 Ft x 10.75 Ft
Bedroom 15.83 Ft x 11.17 Ft
Bedroom 13.42 Ft x 9.75 Ft
Bedroom 11.83 Ft x 10.50 Ft
Other 10.33 Ft x 8.42 Ft
Bedroom 14.67 Ft x 11.83 Ft
3pc Bathroom 8.17 Ft x 5.00 Ft
Living room 15.92 Ft x 13.92 Ft
Kitchen 16.00 Ft x 11.08 Ft
Dining room 17.25 Ft x 13.42 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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4pc Bathroom 8.25 Ft x 5.00 Ft

4pc Bathroom 10.25 Ft x 5.00 Ft

Laundry room 10.33 Ft x 5.25 Ft

Recreational, Games room 23.58 Ft x 15.25 Ft

Office 12.92 Ft x 10.83 Ft

Other 15.92 Ft x 9.25 Ft

Foyer 9.58 Ft x 8.58 Ft