



# 182 Panatella Circle Calgary Alberta

\$739,900

Welcome home to your own private gated oasis with new swimspa/hot tub with over 2100 sq feet walkout bilevel on this 7443 sq ft lot with NO neighbors behind you. Fully renovated for 2024 - you'll find a brand new roof, garage door, siding, quartz countertops, upgraded lighting, freshly painted and brand new hot water tank. The large windows throughout allow the natural light to shine through. All 3 bedrooms are located upstairs. The primary has an ensuite and walk in closet. The kitchen has a pantry, quartz island with breakfast bar, main floor laundry closet with stacked washer/dryer, and French doors to the balcony. The balcony is low maintenance and is the perfect space to relax and enjoy your evening. The lower level is a fully finished walkout which exits to a large concrete area with tons of privacy and to your very own brand new swimspa/hot tub and entertaining a good size crowd. There's a gas fireplace, 4 pce bathroom, wet bar with a full size fridge, dishwasher and a large electric grill with a roof ventilation system. With in floor heating, this area is warm and comfy. The huge yard has a built in shed under the patio for your work area or equipment and another shed to store your patio furniture etc. The yard has been professionally maintained and has a sprinkler system. This house also comes in AC. The oversize, double garage not only has a heated garage pad, but the driveway does as well! This home has amazing access to the 201 & Deerfoot and close to tons of shopping, VIVO, and surrounded by schools and only 10 mins to the YYC International Airport. \*\*\*Please note that the siding and garage door will be repaired in the next week\*\*\* (id:6769)

Storage 9.00 Ft x 6.83 Ft  
 Family room 25.75 Ft x 25.33 Ft  
 Other 15.00 Ft x 7.58 Ft  
 4pc Bathroom 10.42 Ft x 4.92 Ft  
 Other 9.08 Ft x 7.50 Ft  
 Living room 14.17 Ft x 11.33 Ft  
 Kitchen 14.17 Ft x 13.58 Ft  
 Dining room 10.58 Ft x 7.92 Ft

Pantry 3.50 Ft x 3.58 Ft  
 Other 9.83 Ft x 19.67 Ft  
 Primary Bedroom 12.42 Ft x 14.25 Ft  
 4pc Bathroom 8.08 Ft x 4.92 Ft  
 Other 4.00 Ft x 6.17 Ft  
 Bedroom 10.92 Ft x 9.08 Ft  
 4pc Bathroom 9.00 Ft x 4.92 Ft  
 Bedroom 10.08 Ft x 8.92 Ft

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Laundry room 3.17 Ft x 5.58 Ft