

\$739,999 - 307 Panatella Court Nw, Calgary

MLS® #A2265812

\$739,999

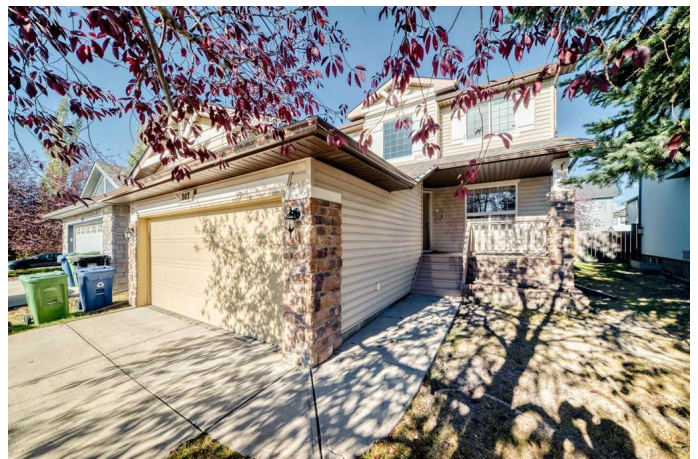
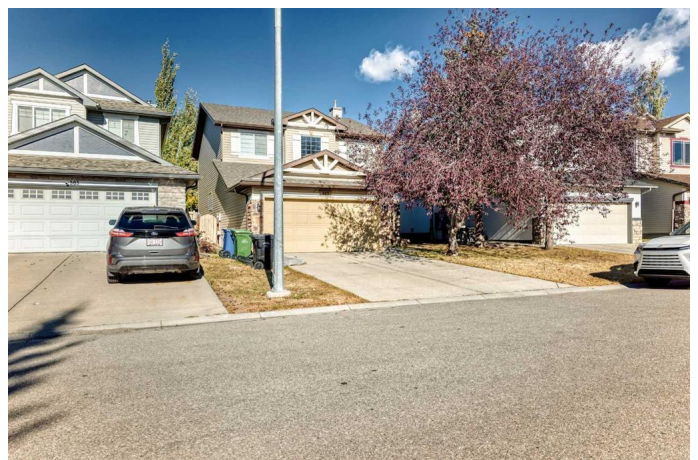
5 Bedroom, 4.00 Bathroom, 2,202 sqft
Residential on 0.11 Acres

Panorama Hills, Calgary, Alberta

Welcome to 307 Panatella Court NW, where your dream of an idyllic family home comes to life! Nestled in a sought-after community of Panorama, this single-family residence offers over 3,000sqft. of well designed space and elegance. The vibrant community surrounding this home is second to none. A haven for families and individuals alike, there's a palpable sense of belonging here. Dive into the unique blend of urban comforts and friendly neighborhood charm that this property generously offers.

Upon entering, you'll be immediately captivated by the spacious and open floor plan, brimming with abundant natural light that pours in from every corner, creating an atmosphere of warmth and serenity. The main floor offers 2 living areas, 2 dining spaces and a very spacious kitchen. Picture yourself entertaining guests or indulging in family dinners around the big kitchen island, bright dining area and cozy living area with a fireplace. Fully equipped stainless steel appliances (New filtered water refrigerator), every culinary endeavor becomes a pleasure. There is a private office, guest bathroom and laundry that completes this main floor.

Come on upstairs with the open to below staircase to 4 huge bedrooms. In the well-appointed masters, you will find an ensuite bathroom and a very nicewalk-in closet. You will also find 3 other huge



bedrooms, and a bathroom.

Having four bedrooms and 2-and-a-half bathrooms upstairs means space for everyone – from a bustling family, to hosting friends and relatives. You'll find every detail meticulously crafted to offer both style and functionality. But this house is not done. The fully developed basement comes with a gigantic rec room for games to movie nights to just hanging out. There is a extra bedroom and a full bath in the basement also. There is a kitchenette in the basement that you could easily make a bar out of. FURNACE(2024), ROOF(2025), VINYL FLOORING (2025) CARPET(2022)

What's more, location matters! Shopping within walking distance, superstore, winners, Library, cinema, school and lots more are less than 5mins drive away. Plus, with stoney trail a stone's throw away, your daily commute is as smooth as ever. Come, experience the perfect blend of comfort and convenience at your new home!

Built in 2003

Essential Information

MLS® #	A2265812
Price	\$739,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,202
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
--------	--------

Community Information

Address	307 Panatella Court Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5Y1

Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	12

Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.