

# \$728,800 - 23 Panatella Bay Nw, Calgary

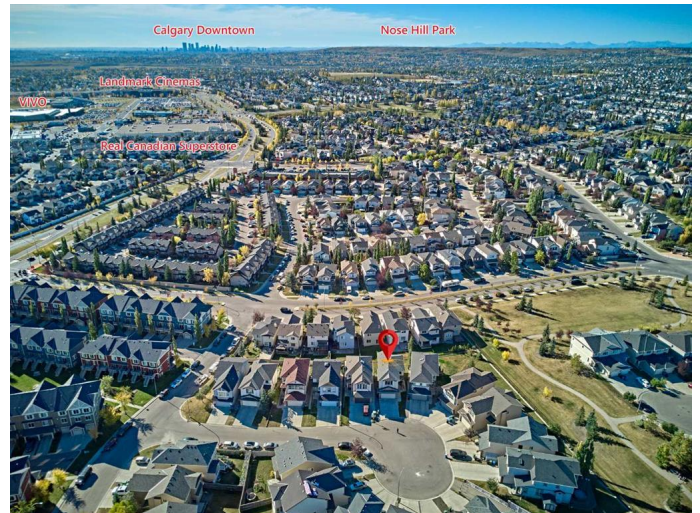
MLS® #A2262843

**\$728,800**

5 Bedroom, 4.00 Bathroom, 1,972 sqft  
Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Absolutely Stunning 5-Bedroom Walkout Home in a Quiet Cul-de-Sac! Welcome to this beautifully appointed two-storey residence featuring 5 bedrooms, 3.5 bathrooms, and a fully finished walkout basement. Perfectly situated in a peaceful cul-de-sac, this home offers style, comfort, and functionality for the whole family. Step inside to a tiled front foyer that opens into a bright, open-concept layout with 9' ceilings and gleaming hardwood floors. The spacious living room is filled with natural light from large windows and is anchored by a cozy corner fireplace. The gourmet kitchen impresses with rich custom cabinetry, a granite-topped island, and a convenient walkthrough pantry. A sunny dining area just off the kitchen provides access to the south-facing deck, ideal for outdoor dining and relaxation. Roof replaced in 2024. Upstairs, discover a versatile den and a generous bonus room—perfect for family movie nights. The large primary suite features a luxurious 4-piece ensuite with makeup vanity, soaker tub, separate shower, and walk-in closet. Two additional bedrooms, a full bathroom, and an upper-level laundry room complete this level. The walkout basement, with its 9' ceilings, adds even more living space, offering a spacious family room, two additional bedrooms, and another full bathroom—with additional laundry rough-in ideal for guests or extended family. Enjoy the sunny south backyard, fully fenced and landscaped, with the deck professionally built by the builder.



Conveniently located near major roadways, Superstore, public transit (including the 301 bus terminal), schools, and the Vivo Recreation Centre, this home combines tranquility with easy access to amenities. Don't miss this wonderful opportunity—schedule your showing today!

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262843    |
| Price          | \$728,800   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,972       |
| Acres          | 0.09        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 23 Panatella Bay Nw |
| Subdivision | Panorama Hills      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3K 0T2             |

**Amenities**

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Park, Recreation Facilities, Golf Course |
| Parking Spaces | 4                                        |
| Parking        | Double Garage Attached, Driveway         |
| # of Garages   | 2                                        |

**Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Pantry                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Decorative, Gas, Living Room                                                                             |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full, Exterior Entry, Walk-Out                                                                 |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Private Yard                     |
| Lot Description   | Cul-De-Sac, Irregular Lot                 |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-G               |
| HOA Fees       | 263               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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