

# \$768,800 - 23 Panatella Bay Nw, Calgary

MLS® #A2259905

**\$768,800**

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 9â€™™ 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 roomâ€”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 9â€™™ ceilings, adds even more living space, offering a spacious family room, two additional bedrooms, and another full bathroomâ€”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.

Donâ€™t miss this wonderful opportunityâ€”schedule your showing today!

Built in 2009

**Essential Information**

MLS® #	A2259905
Price	\$768,800
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, Golf Course
Parking Spaces	4

Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Granite Counters, 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	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

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

### Additional Information

Date Listed	September 24th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Grand Realty
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