116 Panatella Rise NW

Calgary | Active | MLS® A2355560

$1,099,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2012**	**2,389.89 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by C-Luxury Realty Ltd.

A closer look

Alert! Rare opportunity to own an exceptional custom-built WATERFRONT home on a premium pond-backing lot in the highly sought-after community of Panorama Hills. This stunning 1½-storey WALKOUT offers 2,390 sq. ft. of beautifully designed living space above grade, plus 1,375 sq. ft. of professionally developed walkout basement, combining timeless elegance, outstanding craftsmanship, and breathtaking water views.

A grand foyer welcomes you into a bright, sun-filled main floor featuring a spacious private office and an open-concept layout designed for both everyday living and sophisticated entertaining. The chef-inspired gourmet kitchen is beautifully appointed with upgraded cabinetry, premium granite countertops, a large island, and high-end Dacor stainless steel appliances. Expansive windows capture tranquil POND VIEWS, while a striking two-sided stone fireplace creates a warm focal point between the living and dining areas. The generous dining room comfortably accommodates large gatherings and is enhanced by rich hardwood flooring throughout.

The upper level is dedicated to a luxurious primary retreat featuring a spacious walk-in closet, private sitting/TV area, exclusive balcony overlooking the pond, and a spa-inspired 5-piece ensuite with in-floor heating, skylight, dual-sided fireplace, soaker tub, and separate shower.

The professionally finished walkout basement provides exceptional additional living space with two generous bedrooms, including one with its own ensuite, an additional full bathroom, a spacious recreation room, and a custom wet bar complete with a beverage refrigerator and dishwasher. In-floor heating ensures warmth and comfort throughout the winter months, while central air conditioning keeps the home cool during the summer. A THREE-ZONE CONTROL SYSTEM allows independent temperature adjustment on each level for maximum comfort and efficiency.

Step outside to the beautifully landscaped backyard with an exposed aggregate patio, where you can relax and enjoy the peaceful waterfront setting. Recent upgrades, including a NEWER ROOF and NEW HOT WATER TANK, provide added value and peace of mind.

Thoughtfully designed and impeccably maintained, this one-of-a-kind luxury home offers an exceptional combination of quality, comfort, and an unbeatable waterfront lifestyle. A rare opportunity not to be missed!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355560
Bedrooms	3
Bathrooms	4
Year Built	2012

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	1 and Half Storey
Total Living Area:	2,389.89 sq. ft.
Main Level Finished Area:	1,562.99 sq. ft.
Upper Level Finished Area:	826.9 sq. ft.
Below Grade Finished Area:	1,548 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,102 sq. ft.
Lot Frontage:	45'11"
Front Exposure:	Northwest
Unit Exposure:	Northwest
Levels:	One and One Half
Total Rooms Above Grade:	5
Year built:	2012 (Age: 14)
Bedrooms:	3 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)

Num Ensuite Baths:	2
Plan:	1112763
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Bedroom, Double Sided, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level, Sink
HOA Fee:	$262.00
City Quadrant:	Northwest
Community:	Panorama Hills
Amenities:	None
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator

Inclusions:	TV
Restrictions:	None Known
Main Floor	Kitchen · 22' × 12'10" ·
Main Floor	Breakfast Nook · 9' × 8'4" ·
Main Floor	Living Room · 14'6" × 11'10" ·
Main Floor	Dining Room · 19'6" × 11'6" ·
Main Floor	Office · 9'2" × 6'6" ·
Upper Level	Bedroom - Primary · 16'10" × 11'6" ·
Basement	Bedroom · 12'2" × 10' ·
Basement	Bedroom · 11'10" × 10'8" ·
Basement	Family Room · 12'10" × 10'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Pond, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Deck, Patio
Lot Features:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Standard Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/116-panatella-rise-nw-calgary-a2355560/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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