



**GRASSROOTS**  
REALTY GROUP

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**95 Panton Road NW**  
**Calgary, Alberta**

**MLS # A2215692**



**\$809,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,171 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Flag Lot, Front Yard, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Curtains & curtain rods, Shed, Storage and Shelving in Garage		

**\*\*OPEN HOUSE SATURDAY MAY 3: 12PM-2PM & SUNDAY MAY 4: 2PM-4PM\*\*** Welcome to beautiful Panorama Hills! This stunning two-storey home features a double attached garage and a spacious layout perfect for family living. The open-riser staircase provides some separation between the foyer and the living space without completely interrupting the line of vision in the layout. The timeless walnut finishes are complemented by the might, modern tile wall of the fireplace, creating a warm and inviting atmosphere. Wind down after a long day of work in the upstairs bonus room. The grand 12ft vaulted ceiling soars from the bonus room into the sanctuary of the primary bedroom. Enjoy a hot shower or a hot bath in the 5-piece ensuite. Down the hall, two additional bedrooms share a 4-piece main bath, each with their own walk-in closet. The upper level also features a large laundry room with plenty of storage space to keep linens and cleaning supplies in order. The basement was developed in 2019 with your family in mind. The fourth bedroom on the lower level comfortably fit a king bed, with a full 4-piece bathroom across the hall. Perfect for house guests, in-laws, or teenagers. With little to no compromise in square footage, there is still a large recreational area in the lower level for movie nights or a nice open area for the kids to run wild. But, what about storage? No worries! There is still a large corner or unfinished storage space for you keep things out of sight & out of mind. The private backyard is a true oasis, backing onto green space for added privacy. **NOTEWORTHY:** New roof (2024)| new siding (2024) | insulated & drywalled garage is EV-charging compatible (240V, 30AMP service) with wall-mounted storage | hot water tank is flushed every 6 months | furnace filters changed every 3 months. Conveniently close to main roads, this home is easily accessed

through Stoney Trail, 14 Street, and Panatella Blvd. For young families, the home is minutes away from Buffalo Rubbing Stone School (K-5), Captain Nichola Goodard School (6-9), and North Trail High School (10-12). The neighbourhood is bustling with young families and cannot wait to welcome the next homeowners - that could be you!