



GRASSROOTS
REALTY GROUP

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345 Panton Way NW
Calgary, Alberta

MLS # A2219533



\$649,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,605 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to this stunning detached home nestled on a quiet street in the highly sought-after community of Panorama Hills. Boasting nearly 1,600 sq. ft. of bright and spacious living space, this home offers exceptional value for families seeking comfort, style, and convenience. Step inside to a grand foyer with soaring ceilings that open to above, setting the tone for the open and airy feel throughout. The main floor features gleaming hardwood flooring, a bright open-concept layout, and a cozy gas fireplace in the living room—perfect for relaxing evenings. The heart of the home is the spacious kitchen, complete with newer stainless steel appliances, quartz countertops, plenty of cabinetry, a large island with breakfast bar, and a pantry—ideal for cooking and entertaining. From the dining area, walk out onto the large deck through the mud room and enjoy the private, fenced backyard—a great space for summer BBQs or morning coffee. Upstairs, you’ll find three generous bedrooms, including a large primary suite with a 3-piece ensuite and walk-in closet. The second bedroom and third bedrooms also have spacious closets, one being an additional walk-in. A 4-piece bathroom serves the additional bedrooms, and the convenient upper-floor laundry adds practicality to everyday living. Three transom windows bring in an abundance of natural light throughout the upper and main level. The fully developed basement offers even more space with a fourth bedroom, a spacious family room, and another 4-piece bathroom, making it perfect for guests or a growing family. Additional features include a single attached garage, central air conditioning, and recent hail damage repairs including new shingles, all new eavestroughs, and new siding on the north side. Located within walking distance to Save-On-Foods, Tim Hortons,

restaurants, banks, schools, parks, and playgrounds, this home is a rare find in one of Calgary’s most family-friendly communities. Don’t miss your chance to own this beautiful home in Panorama Hills!