

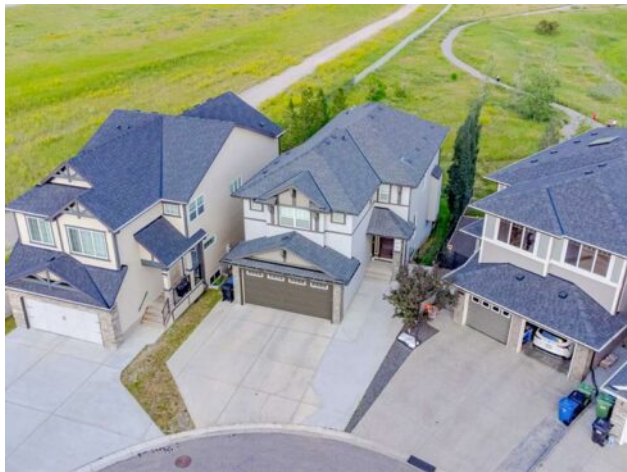


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**208 Panton Road NW**  
**Calgary, Alberta**

**MLS # A2232667**



**\$975,000**

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,451 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Low Maintenance Landscape, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** NA

Experience upscale living in this exceptional 2-storey walkout home in Panorama Hills, offering over 3,300 sq.ft. of developed living space with 5 bedrooms and 3.5 bathrooms, backing directly onto greenspace for year-round privacy and peaceful views. Situated on a west-facing lot with an east-facing backyard, the home enjoys sunny mornings on the deck and warm evening light in front. Inside, you'll find high-end upgrades throughout, including a chef's kitchen with full-height cabinetry, premium KitchenAid appliances, a 6-burner gas cooktop with professional hood fan, built-in wall oven and microwave, granite countertops, and a large central island. A walk-through pantry connects seamlessly to the mudroom and garage, enhancing convenience. The main floor den features a built-in desk—perfect for a home office—while the spacious living room is centered around a full-height stone gas fireplace. Enjoy 180-degree views of the greenbelt from the dining area and adjacent breakfast nook, or step out onto the large deck for BBQs and outdoor entertaining. Upstairs, the vaulted bonus room adds a grand feel, and all three upper bedrooms include walk-in closets. The luxurious primary suite features a spa-inspired 5-piece ensuite with a soaker tub, standing shower, and dual vanities. The upper-level laundry adds everyday convenience. The fully finished walkout basement offers a large, open rec space with a wet bar, two additional bedrooms, and a full bathroom—ideal for extended family, entertaining, or multigenerational living. Other highlights include recent roof and siding replacements (2024) completed through insurance, and an extended paved driveway that accommodates 3 vehicles in addition to the double attached garage. Enjoy full access to the Panorama Hills Community Centre, which offers a splash park, basketball

courts, skating rink, fitness classes, and year-round programming. Located close to schools, shopping, parks, and with easy access to Stoney Trail, this home blends luxury, functionality, and an unbeatable location.