



**GRASSROOTS**  
REALTY GROUP

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**253 Panton Way NW**  
**Calgary, Alberta**

**MLS # A2240305**



**\$725,000**

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,031 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this well-maintained and thoughtfully updated 2-storey home located in the desirable community of Panorama Hills. Boasting a functional layout and modern finishes, this home offers everything your family needs in a prime location. The main floor features a spacious kitchen complete with quartz countertops, centre island, walk-through corner pantry, and plenty of cabinet space. Adjacent to the kitchen are the bright dining area and cozy living room, which features a gas fireplace—perfect for relaxing evenings. A versatile office/flex space, mudroom, and convenient half bath complete the main level. Upstairs, you'll find a generous primary bedroom with a luxurious 5-piece ensuite, two additional bedrooms, a 4-piece bathroom, laundry room, and a spacious bonus room with plenty of natural light—ideal for family movie nights or a kids' play area. Enjoy outdoor living in the fully fenced backyard with no neighbours behind, offering extra privacy. The patio provides the perfect spot for summer BBQs and relaxation. Recent updates completed in July 2025 include new roof shingles, eavestroughs, downspouts, fascia, partial new siding, luxury vinyl plank flooring, fresh paint throughout, and new window coverings. This home is ideally located just off Stoney Trail with quick access to major thoroughfares. Walking distance to schools, public transit, shopping, parks, and all the amenities that make Panorama Hills such a desirable community. Don't miss your chance to own this exceptional home—schedule your showing today!