



**GRASSROOTS**  
REALTY GROUP

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

**37 Panton View NW**  
**Calgary, Alberta**

**MLS # A2254483**



**\$668,800**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,552 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Greenbelt, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** none

OPEN HOUSE SAT & SUN, SEPT 6 & 7, 1&ndash;3PM. Welcome to this stylish and meticulously maintained home in the highly sought-after community of Panorama Hills, ideally located across from a beautiful greenspace with walking paths. This charming two-storey home offers over 2100 sq ft of thoughtfully designed living space, with 3+1 bedrooms and 3.5 bathrooms. As you step inside, you&rsquo;re welcomed by a warm and inviting living room featuring a cozy gas fireplace, creating the perfect ambiance for relaxing evenings. The open-concept main floor is flooded with natural light and boasts a spacious kitchen with granite countertops, upgraded light fixtures, tile flooring, and a large center island ideal for entertaining. Step out onto the sunny back deck or enjoy your morning coffee on the peaceful front porch. Upstairs offers three generous bedrooms, including a serene primary suite with a walk-in closet and full en-suite, plus a convenient upper laundry area and another 4-piece bathroom. The fully finished basement provides a large recreation space or fourth bedroom and a 3-piece bath&mdash;perfect for guests, teens, or a home office. The low-maintenance backyard leads to a detached double garage. With schools, playgrounds, scenic ponds, and the Gates of Panorama Hills shopping center all within walking distance, plus quick access to Stoney and Deerfoot Trail, this home offers exceptional value and lifestyle. Don&rsquo;t miss out&mdash;book your private showing today!