



**GRASSROOTS**  
REALTY GROUP

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

**28 Panton Court NW**  
**Calgary, Alberta**

**MLS # A2260610**



**\$824,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,133 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** NONE

HEART OF PANORAMA HILLS: ABSOLUTELY STUNNING 4 BBEDROOM HOUSE WITH A FULLY DEVELOPED HUGE 1 BEDROOM WALKOUT BASEMENT SUITE-ILEGAL IN THE HEART OF PANORAMA HILLS. THIS BEAUTIFULL HOME HAS BEEN UPGRADED AND FEATURES A BRIGHT LIVING ROOM WITH FIRE PLACE, GOURMET KITCHEN WITH UPGRADED STAINLESS STEEL APPLIANCES AND GRANITE COUNTER TOPS. BRIGHT OPEN MAIN FLOOR PLANS WITH BEAUTIFUL FLOORING.A SPACIOUS DECK OFF GTHE KITCHEN WITH VERY NICE AND SPECTACULAR VIEWSHUGE BRIGHT BONUS ROOM WITH VAULTED CEILINGS. WELL APPOINTED MASTER SUITE WITH WITH HUGE WALK IN CLOSET AND 5 PIECES ENSUITE WITH HIS AND HERS SINK, TWO OTHER GOOD SIZE BEDROOMS AND A SECOND FLOOR LAUNDRY COMPLETES THE UPPER LEVEL.. BRAND NEW HUGE WALK OUT BASEMENT SUITE-,ILLEGAL FULLY FINISHED WITH HUGE FAMILY ROOM, ONE BEDROOM SINK AND CABINETSS, , 4 PIECES BATHROOM, LAUNDRY ROOM ROOM , SEPERATE ENTRANCE. PROFESSIONALLY LANDSCAPED SUNNY SOUTH WEST BACKYARD WITH FENCED. THIS LOVELY HOME IS WALKING DISTANCE TO ALL AMENITIES, SCHOOLS,TRANSIT, SHOPPING, , PARKS AND MORE !!!!!!!!!!!