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63 Panton View NW Calgary, Alberta

MLS # A2268965



\$799,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,150 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Street Lighting		

Water: **Heating:** Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Vinyl Siding, Wood Frame R-G Foundation: **Poured Concrete Utilities:**

Features: Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Walk-In Closet(s), Wired for Sound

Inclusions: See Remarks

LOCATION, LOCATION! Welcome to 63 Panton View NW, a beautifully maintained home in a prime location in family friendly Panorama Hills close to Schools, Parks, Ravine Pathway and Shopping! This stunning two storey home features a bright open living space with 9-ft ceilings on all floors and upgraded finishes like gleaming hardwood floors on the main and upper levels. The main level features a bright open concept design with a large kitchen complete with granite countertops, stainless steel appliances including a gas stove and high power range hood fan, a large island, a walk through pantry and plenty of cabinet space. The kitchen connects to a bright dining room and living room area-perfect for entertaining. An open riser staircase leads you to the bright upper level with a large bonus room that has a vaulted ceiling and a skylight. There is a large primary bedroom with a 5 piece ensuite and huge walk-in closet, a roomy 2nd bedroom with a walk-in closet, a 3rd bedroom, a 4 piece bathroom and a laundry room. The walk-up basement level has a large bedroom, a huge family/rec room and a 4 piece bath, a huge utility room as well as a separate entrance from the back yard, so there is future opportunity to make a separate suite. Enjoy other features like A/C, a water softener and lots of storage and extra shelving throughout. Outside is a fenced backyard with a nice sized deck great for enjoying summer evenings. No issues with parking as there is a double attached garage along with 2 more spots to park on the driveway. This home is move-in ready with the sellers furniture available if buyers are interested. New roof shingles are in process of being done with balance of exterior work to follow (completion within a month-weather permitting). All of this on a quiet street Close to schools, shopping, parks, with quick access to Stoney Trail and other main



roads. Don't miss out and book your showing today!