



GRASSROOTS
REALTY GROUP

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

63 Panton View NW
Calgary, Alberta

MLS # A2268965



\$779,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,150 sq.ft.	Age:	2014 (12 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		

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

OPEN HOUSE-Last Open house SAT MARCH 28th 1:00-3:00PM BEAUTIFUL ONE OWNER HOME IN A GREAT LOCATION IN ONE OF NW MOST DESIRABLE COMMUNITIES! 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 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 may be future opportunity to make a separate suite (subject to approval and permitting by the city/municipality). 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. NEW SHINGLES have just been done on the roof. Location is on quiet street steps from the park and walking paths, close to schools, shopping and amenities and has quick access to Stoney Trail and other main roads. Don't miss out and book your

showing today!