



**87 Panton Landing NW
Calgary, Alberta**

MLS # A2293589



\$959,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,664 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Pie Sha		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		
Inclusions:	none		

****Open House: Sun, April 12, 2-4 pm** 2,664 SQ.FT | 4 BEDS | 3.5 BATHS | WALKOUT | 2 PRIMARY ENSUITES | Set on a rare walkout lot backing onto a ravine and pathway, this spacious family home offers open views and exceptional living in the heart of Panorama Hills. The bright main level features 9’ ceilings, open floor plan, a welcoming living room with a fireplace and a breakfast nook overlooking the ravine and backyard – perfect for everyday living and entertaining. The chef-inspired kitchen is anchored by a large centre island, granite countertops, gas range, and a huge walk-in pantry. A formal dining room provides the ideal space for family gatherings and special occasions. Upstairs, enjoy a generous bonus room with large windows, along with 4 bedrooms and 3 full bathrooms. The primary suite features a spa-inspired 5-piece ensuite with a double vanity, corner soaker tub, separate shower, and a large walk-in closet. The second bedroom includes its own 4-piece ensuite – ideal for guests or older children – while two additional bedrooms, a full bath, and a conveniently located upper laundry room complete the level. The unfinished 9’ walkout basement offers a separate entrance, large windows, and a 3-piece rough-in, ready for future development. Major updates include a new roof (2025), hot water tank (2025), water softener, exterior improvements including underground spring system to the backyard . Located just steps from pathways and minutes to Vivo for Healthier Generations, schools, shopping, restaurants, and a movie theatre, this home offers a rare combination of privacy, sunlight, and room to grow. Book your private showing today.**