



**64 Panton Link NW  
Calgary, Alberta**

**MLS # A2296560**



**\$689,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,020 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

\*\*\* OPEN HOUSE MARCH 28TH & 29TH 1-4 PM\*\*\* Welcome home to this beautifully upgraded and meticulously maintained 2 storey residence offering over 2,000 sqft of thoughtfully designed living space in the highly sought after community of Panorama Hills! From the moment you step inside, you're greeted by a bright and functional main floor office, perfect for working from home or creating a quiet study space. As you move further in, the home opens up into a stunning open concept layout featuring 9 foot ceilings, expansive windows, and an abundance of natural light throughout. The heart of the home is the chef inspired kitchen, complete with a gas stove, a spacious island, extended cabinetry for additional storage, and a convenient walkthrough pantry. The kitchen flows seamlessly into a generous dining area and a welcoming living room, creating the perfect space for both everyday living and entertaining, while a well placed powder room completes the main floor. Upstairs, you'll find three spacious bedrooms, including a well appointed primary retreat featuring pot lights and a walk in closet with custom built in shelving. The upper level also boasts a large bonus room with vaulted ceilings and stylish barn doors ideal as a media room, play space, or additional lounge area along with a thoughtfully designed laundry room with built in shelving for added convenience. The unfinished basement offers high ceilings and plumbing rough ins, providing endless potential for future development. This home has seen several key upgrades, including a tankless hot water system (2020), central air conditioning (2022), and a new roof along with partial siding replacement (2025), giving you peace of mind for years to come. As you step outside into the backyard you are greeted by a beautifully landscaped backyard featuring elegant stonework, designed to

minimize maintenance while maximizing enjoyment. Located just minutes from top rated schools such as Captain Nicola Goddard School and Buffalo Rubbing Stone School, as well as shopping amenities including grocery stores like Save On Foods, parks, and commercial plazas, this home offers the perfect blend of comfort, convenience, and lifestyle. Come book your viewing today!