



**119 Panton Landing NW  
Calgary, Alberta**

**MLS # A2301019**



**\$1,149,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,024 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Irregular Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Air Conditioner

\*\*\* OPEN HOUSE ON SATURDAY April 25 From ( 2:00 TO 4:00 PM )\*\*\*Welcome to this fully upgraded 4+2 bedroom estate home, offering over 4,300 SF of luxurious living space in the highly sought-after community of Panorama Hills NW. Situated on a quiet cul-de-sac and almost backing onto a beautiful ravine, this home provides exceptional living, privacy, and unmatched convenience. The main level has 9 foot ceiling , boasts an impressive open-to-above foyer with 2-storey ceilings, leading into a bright and spacious layout that includes Formal living room and family room, Dining room plus breakfast nook , office/den , Full 4-piece bathroom , 100-gallon built-in fish tank &mdash; a striking architectural feature , Sunroom/solarium filled with natural light, ( Sunroom built with City Of Calgary Approval permit attached in Supplements. Upgraded chef&rsquo;s kitchen with granite/quartz counters (2022), gas stove + new smart electric stove, Fully equipped spice kitchen, Extra-wide 4 ft. Staircases for comfort and accessibility. The upper floor features Two MASTER bedrooms, each with a private ensuite, Bonus room AND Two additional generous size bedrooms, Perfect for large families or multi-generational living. The professionally developed basement includes two bedrooms SUITE (Illegal) with separate walk-up entrance. Kitchen, living room and full bath. Owner&rsquo;s private rec room, bar & theatre area (separate from the suite). Ideal for rental income, extended family, or guests. Other Features Parking: Extra-wide driveway and EV charger station. The house on Quiet cul-desac, steps to parks, ponds & pathways. Energy Efficient 25 solar panels , Exceptionally low electricity costs plus AIR CONDITION. Upgrades in 2024 new roof, new siding, new LVT flooring, Maintenance Free composite deck & fence, motorized blinds, smart switches.