



GRASSROOTS
REALTY GROUP

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

23 Panton Way NW
Calgary, Alberta

MLS # A2151031



\$725,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows		

Inclusions: NA

Welcome to this immaculately maintained family home nestled in the heart of Panorama Hills, a friendly NW community. Upon entering, you are greeted by hardwood and tile floors and a spacious main floor with 9' ceilings and a large front closet and a sunken mudroom complete with a built-in bench, powder room, and convenient access to the double attached garage. The kitchen is thoughtfully designed with an open layout flowing into the dining and living areas, where a cozy gas fireplace with a tile surround creates a welcoming ambiance. Granite counters, stainless steel appliances and corner pantry highlight the kitchen features. The adjacent dining room opens onto the back deck, overlooking a landscaped backyard adorned with perennials and alley access, ideal for outdoor enjoyment with sunny south-facing exposure. Heading upstairs, you'll find a generously sized bonus room, offering a perfect retreat for relaxation or family activities, separated from the three bedrooms for added privacy. Notably, the large upper laundry room is equipped with ample shelving and storage space. The primary bedroom has a spacious walk-in closet and an ensuite bathroom featuring dual sinks, a walk-in shower, and soaker tub. The two additional upper bedrooms provide plenty of closet space and flexibility for growing families. The basement presents an opportunity for future expansion or customization according to your personal preferences, while the rest of the home is move-in ready and showcases fantastic upkeep and care. Check out the virtual tour.