



**34 Panton Bay NW
Calgary, Alberta**

MLS # A2167107



\$939,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,477 sq.ft.	Age:	2014 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	Fireplace(s), Floor Furnace	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance		

Inclusions: Basement Appliances

**** Open House 22-Sep 2 to 4 PM ****Nestled in a serene cul-de-sac on a huge pie shaped lot backing onto a green space with no neighbors behind, this rare one of a kind stunning home offers approximately 2,500 sq/ft of luxurious living space (3,500 sq/ft including the fully developed legal walk-out basement) in Calgary's desirable northwest community of Panorama hills.. Built in 2014, makes this house one of the newest aged home in the area and features breathtaking views from every floor, backing onto picturesque walking path. Great cashflow for strategic investors trying to maximize the ROI in this market. The spacious front entrance welcomes you with warmth and brightness. Down the hall, the mud/laundry room provides direct access from the oversized garage, which features built-in shelves for ample storage. The main level features an open-concept design with 9-foot ceilings and large windows that flood the home with natural light, highlighting the scenic views. The chef-style kitchen is a culinary delight, complete with a large granite island, pantry, built-in oven, and gas range, making it perfect for culinary enthusiasts and entertaining guests. The living room seamlessly flows into the eating area and patio, perfect for hosting gatherings. Additionally, there's a separate dining area and a flex room/office, along with a convenient half bath. Upstairs, the grand master bedroom boasts a large walk-in closet and a spa-like ensuite, offering a peaceful retreat. Three additional bedrooms, a spacious bonus room, and another full bathroom complete the upper level, making this home perfect for a growing family. The walk-out basement offers 1,000 sq/ft of living space, featuring 9-foot ceilings with a versatile layout, including two bedrooms, a living room, and a well-designed U-shaped kitchen with high-end appliances. Stunning home in Panorama Hills with breathtaking views

from every window, situated on the edge of a peaceful ravine, schools, and shopping plaza to name a few.