



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

208 Panton Road NW
Calgary, Alberta

MLS # A2248718



\$979,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,461 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Garden, Lawn, Low Maintenance		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: NONE

Luxury Walkout Home Backing onto Greenspace in Panorama Hills Discover upscale living in this beautifully upgraded 2-storey walkout home offering over 3,375 sq.ft.. of developed space with 5 bedrooms and 3.5 bathrooms. Backing directly onto greenspace, enjoy year-round privacy and scenic views from the east-facing backyard and sunlit west-facing front. Highlights include a chef's kitchen with full-height cabinetry, granite countertops, premium KitchenAid appliances, and a 6-burner gas cooktop with professional hood fan. A walk-through pantry connects to the mudroom and double attached garage. The main floor features a home office with built-in desk, spacious living room with stone gas fireplace, and dining area with 180° greenbelt views. Upstairs offers a vaulted bonus room, three bedrooms with walk-in closets, and a luxurious primary suite with a spa-inspired 5-piece ensuite. The upper-level laundry adds convenience. The fully finished walkout basement includes a large rec room with wet bar, two bedrooms, and a full bath—ideal for guests or multigenerational living. Additional features include a new roof and siding (2024), extended driveway for 3 vehicles, and access to the Panorama Hills Community Centre with splash park, courts, skating rink, and year-round programs. Close to schools, shopping, parks, and Stoney Trail.