



**119 Panton Landing NW
Calgary, Alberta**

MLS # A2301019



\$1,149,900

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

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

Inclusions: Air Conditioner

*** OPEN HOUSE ON Sunday MAY 03 From (12:00 TO 2:00 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 — a striking architectural feature , Sunroom/solarium filled with natural light, (Sunroom built with City Of Calgary Approval permit attached in Supplements. Upgraded chef’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’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.