



**GRASSROOTS**  
REALTY GROUP

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**86 Panton View NW**  
**Calgary, Alberta**

**MLS # A2304408**



**\$1,020,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,865 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Interior		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Curtains & curtain rods		

**\*OPEN HOUSE SATURDAY, MAY2ND 1PM-4PM & SUNDAY, MAY 3RD 2PM-5PM\*\*** Welcome to Panorama Hills! Offering over 3500sqft of finished living space, this beautifully finished 5-bedroom, 4.5-bathroom home checks every box for discerning buyers seeking room to grow without compromise. The thoughtfully designed main floor features an executive home office &mdash; ideal for today's hybrid lifestyle &mdash; alongside open living and dining spaces that flow effortlessly for both everyday living and entertaining. Upstairs, you'll find four generously sized bedrooms, including a primary suite with ensuite, a spacious secondary ensuite, and two more secondary bedrooms. The cozy bonus room perfect for a media space, playroom, or homework hub. With 3.5 bathrooms on the upper level alone, morning routines are never a battle. The walk-out basement extends your living space with a private fifth bedroom and full bathroom &mdash; a perfect retreat for guests, a teenager, or extended family.&nbsp; Set on a prime lot backing directly onto green space with no rear neighbours, this home offers the rare gift of privacy and nature right outside your back door. Large windows throughout the rear of the home capture beautiful morning sun, flooding the living spaces with natural light and making every day feel like a fresh start. The original owners take great pride in ownership that shows in the updates and maintenance throughout the property. **NOTABLE MENTIONS:** New roof, soffits, and eavestroughs (2025) | New garage door (2025) | Hot water tank (2023) | Water softener | Central AC (2021) | Roughed in for built-in speakers Conveniently close to main roads, this home is easily accessed through Stoney Trail, 14 Street, and Panatella Blvd. For young families, the home is minutes away from Buffalo Rubbing Stone School (K-5), Captain Nichola Goodard

School (6-9), and North Trail High School (10-12). The neighbourhood is bustling with young families and cannot wait to welcome the next homeowners - that could be you!