



**63 Panton View NW
Calgary, Alberta**

MLS # A2305337



\$780,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,150 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Walk-In Closet(s), Wired for Sound

Inclusions: N/A

OPEN HOUSE SAT MAY 2nd CANCELLED Welcome to 63 Panton View-one of the newer homes built in Panorama Hills (2014) located in a prime location close to schools, shopping, parks and the Ravine Pathway. The original owner has beautifully maintained this home that offers the perfect blend of style, comfort and functionality with over 2900 sf of developed living space. The main floor features 9 ft ceilings, gleaming hardwood floors and a bright open concept design with a large kitchen with granite countertops, stainless steel appliances including a gas stove and high power range hood fan, a large island, a walk through pantry and plenty of cabinet space. The living room and dining area are perfect for entertaining and have the patio doors that lead out to nice sized deck perfect for enjoying warm evenings. Both the front door foyer and the entrance from the garage have large closets to accomodate your outdoor coats and shoes. The impressive open riser staircase leads upstairs to bright vaulted ceilings with a skylight, hardwood floors and a bonus room with a separate area on the other side that can be used for a study area or small office. There are 3 bedrooms including a spacious master with a 5 piece ensuite and large walk in closet. Upstairs also has another 4 piece bathroom and laundry room. The basement with separate walk up entrance has impressive 9 foot ceilings and has been fully developed with a large family room, a 4th bedroom and another 4 piece bath providing endless possibilities for entertaining or extended family living. Other features include A/C, water softener, extra shelving and new roof shingles installed in 2025. Location is on quiet street steps from the park and walking paths, close to transit, schools, shopping and amenities and has quick access to Stoney Trail and other major commuting routes. This move in ready home

offers pride of ownership and exceptional value in one of Calgarys most established and sought after communities!