



**GRASSROOTS**  
REALTY GROUP

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**4 Panton Road NW**  
**Calgary, Alberta**

**MLS # A2312706**



**\$739,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,022 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Granite Counters, No Animal Home, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** None

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom home in the highly sought-after community of Panorama Hills! Built in 2014 and perfectly situated on a desirable corner lot, this property offers impressive curb appeal, natural light throughout, and exceptional functionality for families of all sizes. Step inside to an inviting open-concept layout featuring a spacious living area, modern kitchen, and a bright dining space ideal for everyday living and entertaining. Upstairs you'll find well-appointed bedrooms, including a generous primary suite with its own ensuite. The fully developed basement adds even more living space with an additional bedroom and bathroom—perfect for guests, teens, or extended family. Located just minutes from schools, shopping centres, parks, and offering easy access to Stoney Trail, this home provides unmatched convenience while being tucked into a peaceful, family-friendly neighbourhood. Don't miss the opportunity to own this fantastic home in Panorama Hills—book your showing today!