



64 Panton Heights NW
Calgary, Alberta

MLS # A2317353



\$989,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,301 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Greenbelt, Landscaped, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Most backyards end with a fence. This one starts with a ravine. Perfectly positioned on a massive pie-shaped lot and backing onto open green space and a picturesque ravine, this exceptional walkout home offers a rare combination of privacy, views, and everyday convenience in one of Panorama Hills' most desirable locations. Imagine enjoying your morning coffee overlooking nature, hosting summer BBQs on the deck, or gathering around the firepit as the sun sets over the ravine. With no rear neighbours and an expansive natural backdrop, this is a home designed for families who appreciate both space and connection to the outdoors. Inside, large windows fill the home with natural light, while the thoughtfully designed layout offers the flexibility and functionality today's families are looking for. The fully finished walkout basement creates even more room to relax, entertain, and spend time together. Beyond your backyard, you'll love being moments from the extensive pathway system, parks, playgrounds, schools, and the incredible community amenities that make Panorama Hills such a sought-after place to call home. Residents enjoy access to the community centre, spray park, sports courts, skating rink, shopping, dining, transit, Vivo Recreation Centre, and quick access to Stoney Trail and Country Hills Boulevard. Walkout basement. Ravine views. Massive pie-shaped lot. An exceptional family lifestyle in the heart of Panorama Hills.