



GRASSROOTS
REALTY GROUP

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82 Pantan View NW
Calgary, Alberta

MLS # A2321643



\$1,039,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,643 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low Maintenance		

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

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to Panatella Estates, where elegance meets perfection! This EXECUTIVE 4-BEDROOM walk-out with a striking STUCCO EXTERIOR, backs directly onto the ravine and is presented in IMMACULATE SHOW-HOME CONDITION - a home so pristine it feels more like a curated gallery than a home. with a striking stucco exterior. Beautifully crafted and maintained with premium finishes throughout, this home also features a new roof, gutters, and furnace (2025) for complete turn-key peace of mind. Step inside to soaring 9' ceilings, gleaming engineered hardwood, and a main-floor office/den perfectly suited for working professionals or creative minds. The open-concept design flows seamlessly through a sun-filled living area with a designer fireplace and into a chef-inspired kitchen featuring custom white cabinetry, quartz countertops, upgraded stainless-steel appliances, a striking two-tone island, walk-through pantry, and a gas rough-in for those who prefer a gas range. From the dining area, step onto your sun-drenched dura-deck, thoughtfully equipped with a BBQ gas line for effortless entertaining. Overlooking breathtaking ravine scenery, this tranquil outdoor space extends your living area into nature itself — where morning coffee, golden sunsets, and peaceful evenings transform everyday moments into quiet luxury. Ascend to the upper level where a magnificent vaulted bonus room awaits — the kind of space that draws everyone together. Whether it's movie night with the family, kids laughing over board games, or quiet moments with a book and a view, this room captures the essence of home. The primary suite is a true retreat — a spa-inspired sanctuary featuring dual vanities, a 10 mm glass shower, and separate his-and-hers walk-in closets for effortless organization. Three additional upper bedrooms

are thoughtfully designed with generous proportions, offering plenty of space for family, guests, or a personalized home studio. Convenient upper-floor laundry completes this level, adding everyday ease to its exceptional comfort. The expansive walk-out basement with 9' ceilings and plumbing rough-ins offers endless possibilities — whether you envision a private secondary suite (Subject to City approval), home theatre, or fitness studio, it's a blank canvas ready for your personal touch. Outside, the property shines with meticulous low maintenance landscaping, and an OVERSIZED garage for added functionality. Backing directly onto the peaceful ravine and walking paths, this home offers the perfect blend of natural beauty and everyday convenience — where scenic morning walks and tranquil evening views become part of your routine. Ideally situated just minutes from schools, parks, the community lake, shopping, restaurants, and major roadways, this location captures the very best of Panorama Hills living.