



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

119 Panton Landing NW
Calgary, Alberta

MLS # A2328450



\$1,099,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,024 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, French Door, Granite Counters, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: Air Conditioner

Welcome to this fully upgraded 4+2 bedroom estate home, offering over 4,300 sq. ft. of luxurious total living space in the highly sought-after community of Panorama Hills NW. Situated on a quiet cul-de-sac and backing nearly right onto a beautiful ravine, this property offers exceptional privacy, premium living, and unmatched convenience. The main level features 9-foot ceilings and boasts an impressive, open-to-above foyer with soaring two-story ceilings. The bright, spacious layout includes both formal living and family rooms, a formal dining area complemented by a sunny breakfast nook, a private office/den, and a full 4-piece bathroom. A striking 100-gallon built-in fish tank serves as a beautiful architectural feature, leading into a sunroom/solarium filled with natural light (built with a City of Calgary permit, attached in supplements). The upgraded chef's kitchen features granite and quartz countertops (2022), a gas stove, and a brand-new smart electric stove, all supported by a fully equipped secondary spice kitchen. Extra-wide 4-foot staircases provide enhanced comfort and accessibility throughout. The upper floor is perfectly designed for large or multi-generational families, featuring two primary bedrooms—each with its own private ensuite—a spacious bonus room, and two additional generously sized bedrooms. The professionally developed basement includes a separate walk-up entrance leading to a two-bedroom illegal suite complete with its own kitchen, living room, and full bathroom. Completely separate from the suite, the owner retains a private recreation room, bar, and theatre area—an ideal setup for generating rental income, hosting guests, or accommodating extended family. Additional premium features include an extra-wide driveway with an EV charging station, central air conditioning, and a highly

energy-efficient 25-panel solar system yielding exceptionally low electricity costs. Extensive upgrades completed in 2024 include a new roof, new siding, premium luxury vinyl tile (LVT) flooring, a maintenance-free composite deck and fence, motorized blinds, and integrated smart switches. Located just steps away from parks, ponds, and community pathways, this home is an absolute must-see.