



GRASSROOTS
REALTY GROUP

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98 Panton Way NW
Calgary, Alberta

MLS # A2330168



\$634,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,463 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

**** OPEN HOUSE SATURDAY AUGUST 1, 1-4PM **** Welcome to this beautifully maintained two storey home in the community of Panorama Hills! Built in 2012, this move in ready home offers just under 1,500 sq. ft. of living space, featuring 3 bedrooms, 2.5 bathrooms, and a single attached garage, making it the perfect opportunity for first time home buyers, young families, or investors. Step inside to an inviting open concept main floor designed for both everyday living and entertaining. The modern kitchen is complete with quartz countertops, stainless steel appliances, a central island, and plenty of cabinet and counter space, flowing seamlessly into the bright dining and living areas. Upstairs, you'll find two generously sized bedrooms, and a spacious primary bedroom with its own private ensuite and walk in closet along with the convenience of upper floor laundry. The unfinished basement offers endless possibilities to create additional living space and already includes a bathroom rough in, making future development even easier. Outside, enjoy a fully fenced backyard with rear lane access, providing both privacy and added convenience. Ideally situated within walking distance to schools, parks, playgrounds, and grocery stores, this home also offers quick and easy access to Stoney Trail, making commuting throughout the city a breeze. Meticulously maintained and showcasing true pride of ownership, this is a fantastic opportunity to own a beautiful home in one of Northwest Calgary's most desirable family communities. Don't miss your chance to make this exceptional property your own!