



GRASSROOTS
REALTY GROUP

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208 Panton Road NW
Calgary, Alberta

MLS # A2331396



\$975,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,441 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Dishwasher (As is)		

BACKING ONTO GREENSPACE & WALKING PATH IN A QUIET CUL-DE-SAC! Welcome to this exceptional, custom-built home, lovingly maintained by its original owner. Offering 3+2 bedrooms, 3.5 bathrooms, and 3,350 sq.ft. of total developed living space with a fully finished walkout basement, this home combines peaceful greenspace views, a bright and spacious layout, and an exceptional connection to the outdoors in one of Panorama Hills' desirable locations. Step inside and be greeted by the impressive 19.5' high Foyer, creating a bright and airy first impression. Brand-new Vinyl Plank flooring and 9' ceilings continue throughout the Main Level. A versatile Den with built-in desk and double pocket-door access provides an ideal Home Office or Study area. The open-concept living area enjoys sunny East-facing exposure and peaceful views toward the greenspace and walking path. The gourmet Kitchen features a Centre Island with Granite Countertops, KitchenAid Stainless Steel Appliances including a Gas Cooktop, Range Hood, and Wall Oven, Tile Backsplash, Full-Height Cabinetry, and a Walk-Through Pantry. The adjacent Living Room features an Electric Fireplace, large windows, and built-in ceiling speakers. The Dining Room overlooks the greenspace and provides direct access to the Deck—an ideal setting to enjoy your morning coffee while watching the sunrise. The Upper Level features a generous Bonus Room with 10.5' vaulted ceilings, windows, and built-in rear speakers, offering an excellent space for family movie nights or a home theatre setup. The spacious Primary Bedroom enjoys peaceful greenspace views and features a Walk-In Closet and luxurious 5-piece Ensuite with Double Vanity, Jetted Tub, Tiled Standing Shower, Granite Countertops, and custom closet organizers. Two additional Bedrooms, both with Walk-In Closets, share a

4-piece Bathroom. A convenient Laundry Room completes the level. The fully finished Walkout Basement expands the living space with a large Recreation Room with wet bar and built-in speakers, two additional Bedrooms, and a 4-piece Bathroom, offering excellent flexibility for guests, teenagers, or multi-generational living. Step outside to the East-facing, fully fenced backyard, beautifully landscaped with mature trees and shrubs. The Covered Patio provides a comfortable outdoor retreat, while a gate offers direct access to the greenspace and walking path—perfect for an evening stroll or morning jog. The home is complete with a Double Attached Garage and a spacious driveway accommodating up to 4 vehicles, while newer Roof Shingles, Siding, and Garage Door, all completed in 2024, provide added peace of mind. Located in Panorama Hills, this home is close to schools, parks, playgrounds, shopping, and everyday amenities, with easy access to Stoney Trail for convenient connectivity throughout Calgary and beyond.