



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

393 Panton Way NW
Calgary, Alberta

MLS # A2350839

\$579,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,438 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Treadmill & Stairmaster (in basement)

Welcome to this beautiful 3-bedroom, 2.5-bathroom detached home in the desirable community of Panorama Hills, offering a blend of modern style, comfort, and functionality. The main level features an inviting open-concept layout with rich dark hardwood flooring and a stylish kitchen showcasing quartz countertops, stainless steel appliances, ample cabinetry, and a generous centre island—perfect for everyday living and entertaining. Upstairs, you’ll find three well-sized bedrooms and two full bathrooms, including a spacious primary retreat. A convenient main-floor half bath adds functionality for guests. The undeveloped basement offers excellent potential to create additional living space tailored to your needs, with plumbing already roughed in for a future bathroom. Outside, enjoy the backyard deck, ideal for summer entertaining or relaxing, along with convenient lane access. The front attached single-car garage provides secure parking and additional storage. Recent updates include a new roof installed in 2024, offering added peace of mind. Enjoy the lifestyle Panorama Hills has to offer, with nearby schools, parks, pathways, playgrounds, and community recreation facilities. Shopping, restaurants, and everyday essentials are conveniently accessible along Country Hills Boulevard and throughout the surrounding area. With easy access to major routes, this location offers an excellent balance of family-friendly living and everyday convenience. With its modern finishes, functional layout, and room to grow, this home is a fantastic opportunity for buyers looking to put down roots in an established northwest Calgary community.