

63 Panton View NW
Calgary, Alberta

MLS # A2268965



\$788,800

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,150 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Street Lighting		

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

Features: Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Walk-In Closet(s), Wired for Sound

Inclusions: See Remarks

*OPEN HOUSE SUNDAY DEC 14th 1:00-3:00PM*BEAUTIFUL ONE OWNER HOME IN A GREAT LOCATION! Welcome to 63 Panton View NW, a beautifully maintained home in a prime location in family friendly Panorama Hills close to Schools, Parks, Ravine Pathway and Shopping! This stunning two storey home features a bright open living space with 9-ft ceilings and upgraded finishes like gleaming hardwood floors on the main and upper levels. The main level features a bright open concept design with a large kitchen complete with granite countertops, stainless steel appliances including a gas stove and high power range hood fan, a large island, a walk through pantry and plenty of cabinet space. The kitchen connects to a bright dining room and living room area-perfect for entertaining. An open riser staircase leads you to the bright upper level with a large bonus room that has a vaulted ceiling and a skylight. There is a large primary bedroom with a 5 piece ensuite and huge walk-in closet, a roomy 2nd bedroom with a walk-in closet, a 3rd bedroom, a 4 piece bathroom and a laundry room. The walk-up basement level has a large bedroom, a huge family/rec room and a 4 piece bath, a huge utility room as well as a separate entrance from the back yard, so there may be future opportunity to make a separate suite (subject to approval and permitting by the city/municipality). Enjoy other features like A/C, a water softener and lots of storage and extra shelving throughout. Outside is a fenced backyard with a nice sized deck great for enjoying summer evenings. NEW SHINGLES have just been done on the roof. This home is move-in ready with the sellers furniture available if buyers are interested. New roof shingles have just been done and some exterior work is in progress (completion within a month-weather permitting). All of this on a quiet street Close to schools, shopping,

parks, with quick access to Stoney Trail and other main roads. Don't miss out and book your showing today!