

# \$819,000 - 95 Panton Road Nw, Calgary

MLS® #A2197277

**\$819,000**

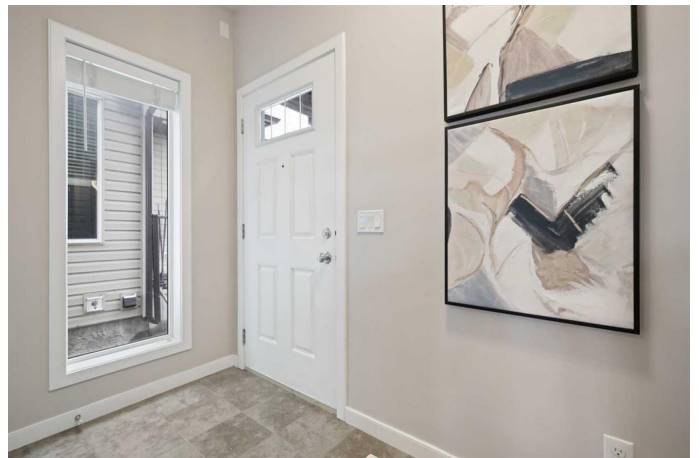
4 Bedroom, 4.00 Bathroom, 2,171 sqft

Residential on 0.08 Acres

Panorama Hills, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY APRIL 26**

**2PM-4PM\*\*** Welcome to beautiful Panorama Hills! This stunning two-storey home features a double attached garage and a spacious layout perfect for family living. The open-riser staircase provides some separation between the foyer and the living space without completely interrupting the line of vision in the layout. The timeless walnut finishes are complemented by the might, modern tile wall of the fireplace, creating a warm and inviting atmosphere. Wind down after a long day of work in the upstairs bonus room. The grand 12ft vaulted ceiling soars from the bonus room into the sanctuary of the primary bedroom. Enjoy a hot shower or a hot bath in the 5-piece ensuite. Down the hall, two additional bedrooms share a 4-piece main bath, each with their own walk-in closet. The upper level also features a large laundry room with plenty of storage space to keep linens and cleaning supplies in order. The basement was developed in 2019 with your family in mind. The fourth bedroom on the lower level comfortably fit a king bed, with a full 4-piece bathroom across the hall. Perfect for house guests, in-laws, or teenagers. With little to no compromise in square footage, there is still a large recreational area in the lower level for movie nights or a nice open area for the kids to run wild. But, what about storage? No worries! There is still a large corner or unfinished storage space for you keep things out of sight & out of mind. The private



backyard is a true oasis, backing onto green space for added privacy. NOTEWORTHY: New roof (2024)| new siding (2024) | insulated & drywalled garage is EV-charging compatible (240V, 30AMP service) with wall-mounted storage | hot water tank is flushed every 6 months | furnace filters changed every 3 months. Conveniently close to main roads, this home is easily accessed through Stoney Trail, 14 Street, and Panatella Blvd. For young families, the home is minutes away from Buffalo Rubbing Stone School (K-5), Captain Nichola Goodard School (6-9), and North Trail High School (10-12). The neighbourhood is bustling with young families and cannot wait to welcome the next homeowners - that could be you!

Built in 2014

**Essential Information**

MLS® #	A2197277
Price	\$819,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,171
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	95 Panton Road Nw
Subdivision	Panorama Hills

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K0X8

### **Amenities**

Amenities	Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Private Electric Vehicle Charging Station(s)
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Lighting, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Street Lighting, Yard Lights, Flag Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
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Days on Market	45
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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