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213 Panton Way NW  
Calgary, Alberta

MLS # A2202452



**\$888,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,061 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, S		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Walk-In Closet(s)

**Inclusions:** 2 Washers/ 2 dryers, 2 fridges, 2 cooktops, 2 microwaves, 2 dish washers, 3 ceiling fans

For additional information, please click on Brochure button. This exceptional, move-in ready home offers over 2700 sq ft of beautifully upgraded living space, including a stunning basement with a private entry, kitchen, bathroom, laundry, and spacious living areas. Enjoy peace of mind with new siding, roof, gutters, and downspouts. The entire house has been freshly painted, creating a bright, inviting atmosphere throughout. The chef's kitchen is a showstopper, featuring stainless steel appliances, a large granite island, and designer finishes. The main floor boasts soaring 10-ft ceilings, while all bathrooms were built with exquisite granite finishes and the highest builder upgrades, ensuring luxury and functionality. The laundry room is thoughtfully renovated with plenty of storage, a folding table, sink, and white washer/dryer. All bedrooms are generously sized, with large walk-in closets. Additional features include central vac, a spacious garage, and fiber optic internet hookups in every room. The backyard has been beautifully landscaped and now includes a brand-new sauna. The basement, with 9-ft ceilings, offers a 1-bed + den unregistered suite with a separate entry, kitchen, laundry, and fireplace. Current tenants are interested in staying. Located just minutes from schools, shops, and major roads, this home is part of a vibrant community, with the Panorama Hills HOA undergoing renovations and reopening in June 2025. Don't miss out!