

\$799,900 - 45 Panton Heights Nw, Calgary

MLS® #A2118980

\$799,900

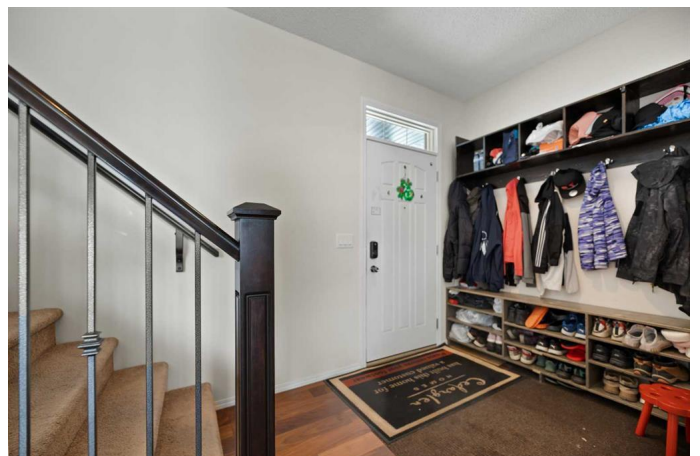
5 Bedroom, 4.00 Bathroom, 1,831 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Welcome to this wonderful two-story with fully developed WALK-OUT basement in Panorama Hills. 3+2 bedrooms, complemented by 3 full & half baths. As you enter the house, you'll be embraced by its open-concept layout, fostering a seamless flow between the living with fireplace, dining, and kitchen areas – ideal for both entertaining and daily life. The 9-foot ceilings enhance the sense of space, bathed in abundant natural light. The residence exudes a modern charm. Culinary adventures await in the functional kitchen, equipped with an upgraded granite countertop, stainless steel appliances, and ample cabinet space. The upper level with three generously sized bedrooms and a spacious family bonus room, the primary bedroom features a walk-in closet and a 4-piece ensuite bath, also adorned with an upgraded granite countertop and a large soaker tub and separate shower. Beyond these comforts, the large balcony- the perfect setting for a joyful morning coffee or sunny BBQ gatherings. Fully developed Walk-out basement (Illegal suite) with two bedrooms, Living room and kitchen. Its excellent location is a stone's throw from all amenities, within walking distance to transit, shopping mall, banks, restaurants, and many other shops. A mere few minutes' drive will take you to parks, ponds, walking paths, schools and T&T Supermarket, and a host of other conveniences.

Built in 2011



Essential Information

MLS® #	A2118980
Price	\$799,900
Sold Price	\$758,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,831
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	45 Panton Heights Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0W3

Amenities

Amenities	Golf Course
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone

Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 30th, 2024
Date Sold	April 5th, 2024
Days on Market	5
Zoning	R-1N
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
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