

\$850,000 - 87 Panton View Nw, Calgary

MLS® #A2164799

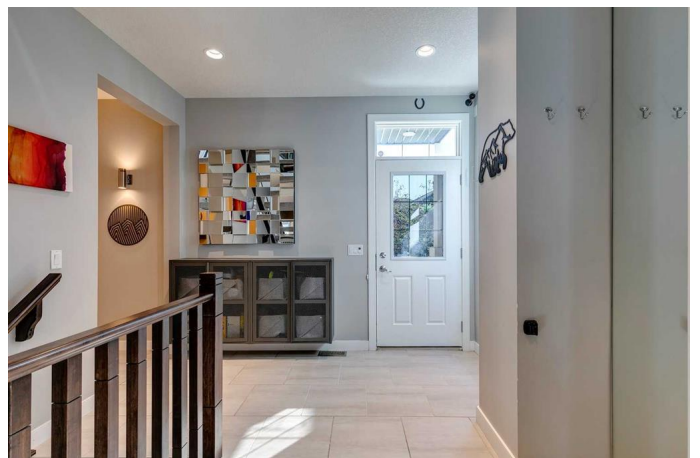
\$850,000

4 Bedroom, 4.00 Bathroom, 2,127 sqft

Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

****OPEN HOUSE CANCELLED**** Welcome home! This beautifully designed home boasts a layout that makes it feel much larger than 2100sqft. As you step foot through the front door, you are welcomed by an airy but practical foyer. The entry provides the perfect amount of space to greet guests, no wasted space here. Take a gander down the hall to find the living room and dining room seamlessly flowing into the modern chef's kitchen. The sleek white cabinetry, gleaming hardwood floors, timeless granite countertops and complement each other while you host your family & friends around the island. The walk-through pantry gives easy passage to the mudroom, making grocery runs a breeze. Enjoy the last bits of summer in your sunny west-facing backyard. The low-maintenance composite deck was installed with permits in 2015 - no more sanding and painting wood decks! Enjoy the deck all year long - the seller installed a brand new aluminum deck cover with floor-to-ceiling roller shades to enclose this wonderful outdoor space. Heading to the upper level, you will find soaring vaulted ceilings and a skylight over the bonus room. The primary bedroom is tucked away from the other bedrooms. The vaulted ceiling carries straight through into the primary retreat and the dual vanities ensuite. On the opposite side of the upper level are the secondary bedrooms. Both are generously sized bedrooms and share the practical 4-piece bathroom. Jumping down to



the basement level is where the fun is hiding. Take family movie nights to a new level in this custom home theatre: Bose 5.1 speakers and 4K projector will giveÂ you & your guests the most immersive movie experience from the comfort of your own home. Comfortably host house guests (or teenagers) on the lower level in theÂ spacious 4th bedroom accompanied by another full bathroom to complete the basement.Â

Located in the newer phase of Panorama Hills, the property offers modern living with thoughtful upgrades. UPGRADES: Solar panels that have cut the owners' utility costs in half (2024), built-in speakers throughout, Bose outdoor speakers, basement development with permits (2020) | composite deck + gas line with permits (2015) | Central AC (2016) | Hunter Douglas blinds on main floor, top-down-bottom-up blinds upstairs & basement | Mechanical components inspected 2022 and all in great working order | Furnace filters changed regularly | Vents were recently cleaned

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 Goddard School (6-9), and North Trail High School (10-12). This family-friendly neighbourhood is perfect for those looking for a move-in-ready property with bells & whistles already in place. Don't miss the opportunity to make this fantastic home yours!

Built in 2014

Essential Information

MLS® #	A2164799
Price	\$850,000
Sold Price	\$860,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,127
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	87 Panton View Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0X8

Amenities

Amenities	Clubhouse, Gazebo, Park, Parking, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Dog Park, Golf Course
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated, Garage Faces Front, Side By Side

Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Balcony, BBQ gas line, Lighting
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	September 24th, 2024
Days on Market	13
Zoning	R-1N
HOA Fees	262.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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