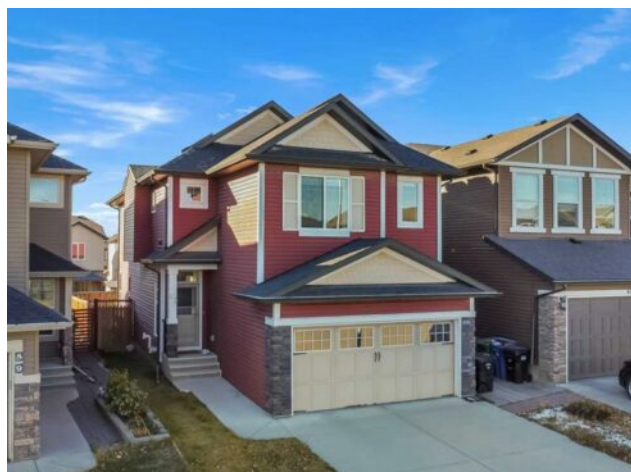


**63 Panton View NW  
Calgary, Alberta**

**MLS # A2268965**



# \$788,800

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,150 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Street Lighting		

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

**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

BEAUTIFUL ONE OWNER HOME IN A GREAT LOCATION IN ONE OF NW MOST DESIRABLE COMMUNITIES! 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. Location is on quiet street steps from the park and walking paths, close to schools, shopping and amenities and has quick access to Stoney Trail and other main roads. Don't miss out and book your showing today!