

**119 Panton Landing NW
Calgary, Alberta**

MLS # A2273730



\$1,199,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,024 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 6 | Baths: | 5 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Irregular Lot, Lawn, Level | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s) | | |

| | |
|--------------------|---------------------------|
| Inclusions: | EV charger, Air Condition |
|--------------------|---------------------------|

Welcome to this fully upgraded 4+2 bedroom estate home, offering over 4,300 SF of luxurious living space in the highly sought-after community of Panorama Hills NW. Situated on a quiet cul-de-sac and almost backing onto a beautiful ravine, this home provides exceptional living, privacy, and unmatched convenience. The main level boasts an impressive open-to-above foyer with 2-storey ceilings, leading into a bright and spacious layout that includes Formal living room and family room, Dining room plus breakfast nook, office/den, Full 4-piece bathroom, 100-gallon built-in fish tank — a striking architectural feature, Sunroom/solarium filled with natural light, (Sunroom built with City Of Calgary Approval permit attached in Supplements. Upgraded chef's kitchen with granite/quartz counters (2022), gas stove + new smart electric stove, Fully equipped spice kitchen, Extra-wide 4 ft. Staircases for comfort and accessibility. The upper floor features Two MASTER bedrooms, each with a private ensuite, Bonus room AND Two additional generous size bedrooms, Perfect for large families or multi-generational living. The professionally developed basement includes two bedrooms SUITE (Illegal) with separate walk-up entrance. Kitchen, living room and full bath. Owner's private rec room, bar & theatre area (separate from the suite). Ideal for rental income, extended family, or guests. Other Features Parking: Extra-wide driveway and EV charger station. The house on Quiet cul-de-sac, steps to parks, ponds & pathways. Energy Efficient 25 solar panels, Exceptionally low electricity costs plus AIR CONDITION. Upgrades in 2024 new roof, new siding, new LVT flooring, Maintenance Free composite deck & fence, motorized blinds, smart switches.