

## 78 Panton Way NW Calgary, Alberta

**MLS # A2220676**



**\$800,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,100 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Garden, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	AC/ water irrigation front and back		

Welcome to 78 Panton Way NW, a beautifully upgraded and meticulously maintained former show home in the heart of Panorama Hills. This stunning two-storey residence offers over 2,100 square feet of thoughtfully designed living space, featuring three bedrooms, three and a half bathrooms, and a fully developed basement—perfect for families seeking both comfort and style. As you step inside, you’ll immediately notice the attention to detail and upscale finishes. The main floor boasts soaring 9-foot ceilings and elegant 8-foot interior doors throughout, enhancing the home’s spacious and grand feel. Gleaming hardwood floors guide you through the open-concept layout, where the living room, kitchen, and dining area flow seamlessly together. The kitchen is a chef’s dream with rich cabinetry, granite countertops, stainless steel appliances, a walk-through pantry, and a large central island with an eating bar. Built-in features such as a wine rack and glass-front cabinets add a refined touch. The living room is bright and welcoming, anchored by a striking floor-to-ceiling tiled fireplace and framed by oversized windows that bathe the space in natural light. A convenient mudroom and stylish half bath complete the main level. Upstairs, you’ll find a spacious bonus room with vaulted ceilings, a skylight, and pot lighting—ideal for a media lounge, office, or playroom. The built-in desk area with under-cabinet lighting is perfect for working or studying from home. The primary bedroom is a serene retreat with high vaulted ceilings, large windows, a walk-in closet, and a spa-like ensuite featuring a double vanity, soaker tub, walk-in shower, and private water closet. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement offers a separate entertainment zone complete with a second fireplace, a large

recreation area, and a kitchenette with cabinets, countertop space, and room for a table. Whether you're hosting guests, setting up a home theatre, or creating a teen hangout space, this lower level offers incredible flexibility. Notably, both the main and basement levels enjoy 9-foot ceilings, while the top floor benefits from soaring vaulted ceilings for a truly open and airy feel. Recent exterior upgrades include a brand new roof, siding, some windows, soffits, gutters, and eavestroughs—providing peace of mind and added curb appeal. Enjoy year-round comfort with central air conditioning and a double attached garage to keep your vehicles warm and secure during Calgary's winter months. The backyard features a deck, alley access, and a built-in irrigation system to keep your lawn lush and green with ease during the warmer months. Perfectly located near parks, schools, transit, shopping, and major roadways, this home combines everyday functionality with elevated design. Homes of this calibre and quality are rare—don't miss your chance to make 78 Panton Way NW your next address.