

**277 Panton Way NW**  
**Calgary, Alberta**

**MLS # A2313513**



**\$759,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,034 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

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

**Features:** Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Basement: Refrigerator, Electric Stove, Range Hood, Washer, Dryer

No neighbours behind&mdash;backing onto greenspace, pond, and walking path! Walk to school and shopping in minutes! Welcome to this beautifully maintained 3-bedroom, 2.5-bath home in the sought-after community of Panorama Hills, offering 2,034 sq ft of living space plus a fully finished 2-bedroom, 1-bath illegal basement suite&mdash;ideal for extended family, guests, or added flexibility. Step inside and be welcomed by 9-foot ceilings throughout the main level. Continue into the heart of the home&mdash;the well-appointed Kitchen featuring a centre island with breakfast bar, granite countertops, stainless steel appliances, ample cabinetry, and corner pantry for excellent storage. The Kitchen and Dining area showcase gleaming hardwood flooring, adding warmth and elegance to the space. Adjacent is the bright Living room with large windows flooding the space with natural light, while the generous Dining area features a sliding patio door leading to your well-sized deck&mdash;perfect for summer barbecues and outdoor entertaining. On the upper level, a spacious and sunny South-facing Bonus room provides excellent space for family gatherings. The generous Primary bedroom overlooks unobstructed views of the greenspace and pond&mdash;creating a peaceful retreat perfect for winding down. The Primary suite features a 5-piece ensuite with double vanity, soaking tub, separate shower, and walk-in closet. Two additional well-sized bedrooms and a 4-piece bath provide excellent space for family or guests. A generous Laundry room with sink and ample storage space completes this level. The fully finished illegal basement suite with a separate side entrance offers a Kitchen, Living area, 2 bedrooms, 4-piece bath, second set of laundry - ideal for extended family or multi-generational living. Step outside to your fully fenced and landscaped backyard backing directly

onto greenspace, pond, and walking paths&mdash;offering privacy, tranquility, and natural beauty. The backyard includes a storage shed and garden beds perfect for gardening enthusiasts. Completing the home is a spacious double attached garage, providing plenty of room for parking and additional storage. Additional updates include a new roof (2024) and new triple-pane windows in the Living Room and Primary Bedroom (2024)&mdash;adding comfort and peace of mind for years to come. Located in family-friendly Panorama Hills, this home is close to schools, parks, playgrounds, Vivo Recreation Centre, shopping at Country Hills Town Centre, dining, transit, and major routes including Stoney Trail and Country Hills Boulevard. Enjoy proximity to scenic walking paths, green spaces, and the Nose Hill Park area. This is a fantastic opportunity to own a well-maintained home with income potential and stunning greenspace views in one of Calgary's most desirable Northwest communities!