



THE
A-TEAM

**RE/MAX
FIRST**

95 PANTON Road, Calgary T3K0X8

MLS®#: **A2174425** Area: **Panorama Hills** Listing **10/22/24** List Price: **\$850,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 03-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **3,616 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,173**
 Low Sqft:
 Ttl Sqft: **2,173**

DOM

29
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Lawn,No Neighbours Behind,Landscaped,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency**
 Sewer:
 Ext Feat: **Lighting,Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`1" x 10`5"
Pantry	Main	5`0" x 5`1"
Living Room	Main	11`11" x 14`0"
Laundry	Upper	9`0" x 5`3"
Bonus Room	Upper	12`5" x 15`7"
Bedroom	Upper	10`11" x 11`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`1" x 14`11"
Mud Room	Main	8`8" x 6`9"
Entrance	Main	6`8" x 9`4"
Bedroom	Upper	10`0" x 9`11"
Office	Upper	6`3" x 7`10"
Bedroom - Primary	Upper	11`6" x 16`3"

Bedroom
2pc Bathroom
5pc Ensuite bath

Basement
Main
Upper

11`7" x 10`6"
4`9" x 5`3"
11`2" x 9`5"

Family Room
4pc Bathroom
4pc Bathroom

Basement
Upper
Basement

21`6" x 13`3"
8`11" x 4`11"
5`6" x 8`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1311619

Remarks

Pub Rmks:

Open House Nov 16 1:00 to 4:00 PM. Step through the front door of this beautiful Excel Built Green home, where energy efficiency meets thoughtful design, and you'll immediately feel a sense of warmth and openness. The vaulted ceilings greet you with grandeur, drawing the eye upwards, while an elegant open-rise staircase makes a striking first impression. With over 2734 SQ FT of developed living space you are sure to be impressed! The main floor is truly the heart of the home, perfect for both quiet family nights and lively gatherings with friends. The spacious living area flows seamlessly into the dining space, with large windows bathing the space in natural light. Imagine hosting dinner parties or holiday celebrations here, where guests can easily mingle while you prepare a meal in the well-appointed kitchen. The kitchen itself is a chef's dream, featuring sleek maple finishes, extra-tall cabinets for abundant storage, and plenty of counter space for all your culinary needs. Step through the sliding doors to the pressure-treated rear deck for outdoor entertaining—ideal for summer barbecues, morning coffee, or simply unwinding in the fresh air. Upstairs, you'll find three generously sized bedrooms, each filled with natural light. The primary suite is a private oasis, complete with a five-piece ensuite that invites relaxation. Picture yourself soaking in the deep tub or enjoying a refreshing shower at the end of a long day, with dual sinks providing plenty of space for two. The two additional bedrooms on this level are perfect for children, guests, or home office spaces, along with a shared bathroom that makes morning routines a breeze. The basement offers even more versatility. Fully developed with permits and boasting high ceilings, this space feels anything but closed in. A fourth bedroom, a family room and a four-piece bathroom make it ideal for hosting overnight guests, offering them privacy and comfort. Whether you envision this level as a cozy family room, a media center, or a home gym, the possibilities are endless. Wait there's more! Storage will never be an issue here—custom shelving in the EV-compatible garage ensures room for all your tools and seasonal items. With new asphalt shingles and siding, this one-owner home has been meticulously maintained and is move-in ready. Beyond the walls of this beautiful home lies the vibrant community of Panorama Hills. Families will appreciate the proximity to a K-5 school just a short walk away, while nearby walking paths and green spaces invite you to enjoy the outdoors. With shopping, dining, and Stoney Trail access just minutes away, everything you need is right at your fingertips. This home is more than just a place to live—it's a place to gather, to create memories, and to thrive. Schedule your private tour today and experience it for yourself!

Inclusions:
Property Listed By:

Garage Storage
Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











