

### 17 Panton View NW Calgary, Alberta

MLS # A2225265



## \$589,900

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry		
<b>Inclusions:</b>	Wood shelving in Garage		

Welcome to 17 Panton View! This stunning 2-storey semi-detached home with a fully finished basement and double detached garage is sure to impress! Located directly across from a green space and park, you'll love relaxing on the front porch with your morning coffee, taking in the peaceful view. Inside, the main floor features a spacious living room that flows effortlessly into the dining area and a chef-inspired kitchen, complete with a large granite island with breakfast bar, plenty of cabinetry, a garburator, and a sink overlooking the private backyard. A convenient 2-piece powder room completes this level. Upstairs, you'll find three generously sized bedrooms, all with walk-in closets, along with two full 4-piece bathrooms, including a primary suite with a private ensuite. For added convenience, the laundry room is located on the upper level. The newly finished basement offers a large recreation/games room, a spacious fourth bedroom, another 4-piece bathroom, and extra storage in the utility room. Step outside to enjoy the landscaped and fenced yard, featuring a large rear deck, dedicated dog run, and a double detached garage with alley access. Ideally located within walking distance to schools, parks, playgrounds, and The Gates of Panorama Hills for shopping, dining, and essential services. You'll also enjoy exclusive access to the Panorama Hills Community Centre, offering a splash park, multi-sport courts, and more. Bonus: New roofing and siding are scheduled to be installed this summer through an insurance claim due to hail damage. Don't miss your chance to own this exceptional home—book your showing today!