

87 Panton Landing NW
Calgary, Alberta

MLS # A2293589



\$959,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,664 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Pie Sha		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		
Inclusions:	none		

2,664 SQ.FT | 4 BEDS | 3.5 BATHS | WALKOUT | 2 PRIMARY ENSUITES | Set on a rare walkout lot backing onto a ravine and pathway, this spacious family home offers open views and exceptional living in the heart of Panorama Hills. The bright main level features 9’ ceilings, open floor plan, a welcoming living room with a fireplace and a breakfast nook overlooking the ravine and backyard – perfect for everyday living and entertaining. The chef-inspired kitchen is anchored by a large centre island, granite countertops, gas range, and a huge walk-in pantry. A formal dining room provides the ideal space for family gatherings and special occasions. Upstairs, enjoy a generous bonus room with large windows, along with 4 bedrooms and 3 full bathrooms. The primary suite features a spa-inspired 5-piece ensuite with a double vanity, corner soaker tub, separate shower, and a large walk-in closet. The second bedroom includes its own 4-piece ensuite – ideal for guests or older children – while two additional bedrooms, a full bath, and a conveniently located upper laundry room complete the level. The unfinished 9’ walkout basement offers a separate entrance, large windows, and a 3-piece rough-in, ready for future development. Major updates include a new roof (2025), hot water tank (2025), water softener, exterior improvements including underground springle system to the backyard. Located just steps from pathways and minutes to Vivo for Healthier Generations, schools, shopping, restaurants, and a movie theatre, this home offers a rare combination of privacy, sunlight, and room to grow. Book your private showing today.