



## 95 Panton Road Calgary Alberta

\$850,000

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 ...

Bedroom 11.58 Ft x 10.50 Ft

Family room 21.50 Ft x 13.25 Ft

4pc Bathroom 5.50 Ft x 8.92 Ft

Kitchen 11.08 Ft x 14.92 Ft

Pantry 5.00 Ft x 5.08 Ft

Other 8.67 Ft x 6.75 Ft

2pc Bathroom 4.75 Ft x 5.25 Ft

Laundry room 9.00 Ft x 5.25 Ft

Bedroom 10.00 Ft x 9.92 Ft

Bonus Room 12.42 Ft x 15.58 Ft

Office 6.25 Ft x 7.83 Ft

Bedroom 10.92 Ft x 11.17 Ft

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Listing Presented By:



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Living room 11.92 Ft x 14.00 Ft  
Dining room 11.08 Ft x 10.42 Ft  
Other 6.67 Ft x 9.33 Ft

Primary Bedroom 11.50 Ft x 16.25 Ft  
4pc Bathroom 8.92 Ft x 4.92 Ft  
5pc Bathroom 11.17 Ft x 9.42 Ft