



## 119 Panton Landing Calgary Alberta

\$1,199,900

Welcome to this fully upgraded 4+2 bedroom estate home, offering over 4,300 SF of luxurious living space in the highly sought-after community of Panorama Hills NW. Situated on a quiet cul-de-sac and almost backing onto a beautiful ravine, this home provides exceptional living, privacy, and unmatched convenience. The main level has 9 foot ceiling, boasts an impressive open-to-above foyer with 2-storey ceilings, leading into a bright and spacious layout that includes Formal living room and family room, Dining room plus breakfast nook, office/den, Full 4-piece bathroom, 100-gallon built-in fish tank -- a striking architectural feature, Sunroom/solarium filled with natural light, (Sunroom built with City Of Calgary Approval permit attached in Supplements. Upgraded chef's kitchen with granite/quartz counters (2022), gas stove + new smart electric stove, Fully equipped spice kitchen, Extra-wide 4 ft. Staircases for comfort and accessibility. The upper floor features Two MASTER bedrooms, each with a private ensuite, Bonus room AND Two additional generous size bedrooms, Perfect for large families or multi-generational living. The professionally developed basement includes two bedrooms SUITE (Illegal) with separate walk-up entrance. Kitchen, living room and full bath. Owner's private rec room, bar & theatre area (separate from the suite). Ideal for rental income, extended family, or guests. Other Features Parking: Extra-wide driveway and EV charger station. The house on Quiet cul-de-sac, steps to parks, ponds & pathways. Energy Efficient 25 solar panels, Exceptionally low electricity costs plus AIR CONDITION. Upgrades in 2024 new roof, new siding, new LVT flooring, Maintenance Free composite deck & fence, motorized blinds, smart switches. (id:6769)

Hall 21.00 Ft x 4.00 Ft

Primary Bedroom 15.17 Ft x 17.08 Ft

Bedroom 16.58 Ft x 10.92 Ft

Bedroom 12.00 Ft x 11.00 Ft

Bedroom 12.92 Ft x 11.08 Ft

Bonus Room 14.67 Ft x 10.83 Ft

3pc Bathroom 12.00 Ft x 5.00 Ft

Other 5.75 Ft x 4.58 Ft

Other 11.50 Ft x 6.42 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 10.67 Ft x 9.75 Ft

Bedroom 12.17 Ft x 11.08 Ft

Kitchen 8.83 Ft x 8.92 Ft

Living room 17.33 Ft x 17.33 Ft

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Listing Presented By:



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Century 21 Bravo Realty

<http://www.nadeemchaudhry.ca/>

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3pc Bathroom	5.83 Ft x 90.42 Ft	Recreational, Games room	14.25 Ft x 20.83 Ft
5pc Bathroom	11.50 Ft x 10.25 Ft	Storage	9.25 Ft x 8.25 Ft
Other	5.75 Ft x 4.50 Ft		