# \$725,000 - 253 Panton Way Nw, Calgary

MLS® #A2240305

# \$725,000

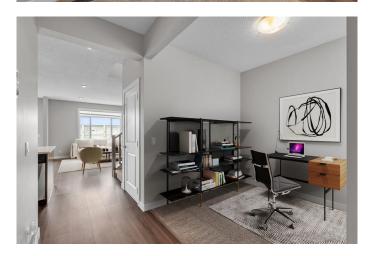
3 Bedroom, 3.00 Bathroom, 2,031 sqft Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

\*\*Open House - August 10, 12:00 pm - 2:00 pm\*\* Welcome to this well-maintained and thoughtfully updated 2-storey home located in the desirable community of Panorama Hills. Boasting a functional layout and modern finishes, this home offers everything your family needs in a prime location. The main floor features a spacious kitchen complete with quartz countertops, centre island, walk-through corner pantry, and plenty of cabinet space. Adjacent to the kitchen are the bright dining area and cozy living room, which features a gas fireplaceâ€"perfect for relaxing evenings. A versatile office/flex space, mudroom, and convenient half bath complete the main level. Upstairs, you'll find a generous primary bedroom with a luxurious 5-piece ensuite, two additional bedrooms, a 4-piece bathroom, laundry room, and a spacious bonus room with plenty of natural lightâ€"ideal for family movie nights or a kids' play area. Enjoy outdoor living in the fully fenced backyard with no neighbours behind, offering extra privacy. The patio provides the perfect spot for summer BBQs and relaxation. Recent updates completed in July 2025 include new roof shingles, eavestroughs, downspouts, fascia, partial new siding, luxury vinyl plank flooring, fresh paint throughout, and new window coverings. This home is ideally located just off Stoney Trail with quick access to major thoroughfares. Walking distance to schools, public transit, shopping, parks, and all the amenities that make Panorama Hills such a







desirable community. Don't miss your chance to own this exceptional homeâ€"schedule your showing today!

#### Built in 2013

# **Essential Information**

MLS® # A2240305 Price \$725,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,031 Acres 0.09 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 253 Panton Way Nw

Subdivision Panorama Hills

City Calgary
County Calgary
Province Alberta
Postal Code T3K 0X4

#### **Amenities**

Amenities Recreation Facilities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Front Drive, Insulated

# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In

Closet(s), Soaking Tub

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot,

Backs on to Park/Green Space, No Neighbours Behind, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 24th, 2025

Days on Market 16

Zoning R-G

HOA Fees 263

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

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