

# \$1,038,800 - 184 Panton Road Nw, Calgary

MLS® #A2240836

**\$1,038,800**

4 Bedroom, 4.00 Bathroom, 2,428 sqft

Residential on 0.11 Acres

Panorama Hills, Calgary, Alberta

Welcome to this beautifully upgraded home backing onto the Ravine in a quiet cul-de-sac in Panorama Hills, built by award-winning Cedar Glen Homes. Combining thoughtful design, smart home technology, and premium upgrades, this property suits growing families or multi-generational living.

Step inside, you will notice 9-foot ceilings and designer wall coverings throughout the Main Level and Bonus Room, adding elegance and sophistication. The open-concept layout is finished with waterproof luxury laminate flooring and tile – stylish and durable hard surfaces throughout. Just off the front entry is a functional Den with a built-in granite desk. The gourmet Kitchen features stainless steel appliances, a center island with eating bar, Exotic Granite countertops, a walk-through pantry, a Samsung Smart Hub fridge (2023). The spacious Living Room is anchored by a cozy gas fireplace, while the adjacent Dining Area flows seamlessly to the outdoor living space.

Upstairs offers four generously sized Bedrooms with the same laminate flooring, including a luxurious Primary Bedroom with a walk-in closet and a 5-piece Ensuite featuring a soaker tub, dual vanities, and a separate shower. The other three bedrooms share a 5-piece Bathroom with double vanity. A spacious Bonus Room and a Laundry Room with new washer & dryer (2024) complete this



level. Hunter Douglas blinds and designer window coverings are throughout the home.

The fully developed Walkout Basement was designed for year-round comfort and privacy, featuring spray foam insulation and soundproofing (Safe & Sound + resilient channeling). Highlights include a cozy Family Room with gas fireplace, a Rec Room with a stylish walk-up bar with RO tap, a dedicated Gym with rubber flooring, a Den, and a full Bathroom. Both the Bar, Gym & Bathroom offer in-floor heating. Comfort is further enhanced by dual furnaces, two A/C units, UV HVAC purification, a water softener, a reverse osmosis system, and a new hot water tank (2025).

Step outside to enjoy the exceptional outdoor experience. The upper-level deck is fully enclosed with motorized privacy screens, a remote-controlled louvered roof, speakers, glass railing, Gemstone lighting, and a built-in gas line - the perfect year-round retreat. A custom aluminum spiral staircase leads down to the maintenance-free backyard, professionally landscaped with a two-tier design, synthetic turf for front and back yard, and a matching custom shed. The heated double garage features epoxy flooring and overhead shelving.

Additional highlights include a Class 4 impact-resistant roof (2024), triple-pane windows with new screens, new aluminum gutters/downspouts (2024), smart lighting and locks throughout with CasÃ©ta switches and a Lutron Hub with CasÃ©ta dimmers, and interior and exterior surveillance cameras for peace of mind.

Located just one minute from Stoney Trail, this home blends upscale comfort with unbeatable accessibility in one of Northwest Calgaryâ€™s

most sought-after communities.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240836    |
| Price          | \$1,038,800 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,428       |
| Acres          | 0.11        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 184 Panton Road Nw |
| Subdivision | Panorama Hills     |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 0Z2            |

**Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Other                                              |
| Parking Spaces | 4                                                  |
| Parking        | Double Garage Attached, Heated Garage, See Remarks |
| # of Garages   | 2                                                  |

**Interior**

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Smart Home |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Window                                                                                                                                                        |

|                 |                                         |
|-----------------|-----------------------------------------|
|                 | Coverings                               |
| Heating         | Forced Air, Natural Gas, See Remarks    |
| Cooling         | Central Air                             |
| Fireplace       | Yes                                     |
| # of Fireplaces | 2                                       |
| Fireplaces      | Electric, Family Room, Gas, Living Room |
| Has Basement    | Yes                                     |
| Basement        | Finished, Full, Walk-Out                |

## Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                       |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                       |
| Foundation        | Poured Concrete                                                                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 61              |
| Zoning         | R-G             |
| HOA Fees       | 263             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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