



GRASSROOTS
REALTY GROUP

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280 Pantego Road NW
Calgary, Alberta

MLS # A2233407



\$949,999

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,231 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: none

The gourmet kitchen features ceiling-height maple cabinetry, premium granite countertops, stainless steel appliances, and a gas range—ideal for any home chef. An adjacent spacious dining area offers the perfect setting for family meals and entertaining. A dedicated main floor office provides a fully functional work-from-home space. The see-through, carpet-wrapped staircase with maple railing leads to the upper level, where the primary suite awaits with a generously sized bedroom, walk-in closet, and a luxurious ensuite complete with a soaker tub and tiled standing shower. Two additional bedrooms are well-proportioned, perfect for a growing family, and are served by a full 4-piece bathroom. A vaulted-ceiling loft with large windows offers a bright and versatile family hangout space. Hardwood flooring throughout the upper level adds sophistication and durability. The fully developed walkout basement is designed for entertaining, featuring custom millwork, a built-in bar, a bedroom, and a full bathroom—ideal for guests or extended family. Step outside to a huge deck at the back, perfect for outdoor parties and summer BBQs. The large backyard also features a separate garden space—great for your own farm-to-table lifestyle. Prime location—close to Stoney Trail, multiple schools, parks, and a wide selection of shopping options. This home offers the perfect blend of luxury, function, and convenience.