



**GRASSROOTS**

REALTY GROUP

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**280 Pantego Road NW  
Calgary, Alberta**

**MLS # A2290510**



**\$849,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,225 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Alarm system, Sprinkler

Welcome to this impressive 3-bedroom, 2.5-bath family home in the sought-after community of Panorama Hills, offering 2,225 sqft of above-grade living space plus a 2-bedroom illegal basement suite in Walkout level for excellent rental income potential (3,137 sqft total). Step inside to 9-foot ceilings throughout the main level with gleaming hardwood flooring. Continue to the heart of the home with an open floorplan, where you'll be amazed by the soaring 2-storey Living room with large windows and anchored by a grand oversized gas fireplace. On the other side, the gourmet Kitchen features ceiling-height maple cabinetry, centre island, granite countertops, stainless steel appliances including gas stove, and walk-through pantry. Adjacent is the Dining room leading out to a full-width deck with glass panel railing and gazebo—a perfect place for hosting parties, summer barbecues, or relaxation. A Main floor Den with French doors is perfect to be your home office. On the upper level, a bright Bonus room with vaulted ceiling and plenty of windows provides the perfect space for family gatherings. The spacious Primary suite offers a peaceful retreat with a walk-in closet and 4-piece ensuite bath featuring soaking tub and separate shower. Two additional well-sized bedrooms share a 4-piece bath to complete this level. The illegal basement suite features a functional Kitchen with quartz countertops and stainless steel appliances, open Living area, 2 bedrooms each with walk-in closets, a 4-piece bath, and in-suite laundry. From the Living room, step out to a covered full-width patio. A separate back entry provides comfortable, private living space for tenants or extended family. Step outside to the fully fenced and landscaped backyard, offering plenty of space for outdoor play and relaxation. The Double attached garage and air conditioning add comfort and convenience.

Located in family-friendly Panorama Hills, this home offers close proximity to top-rated schools, Panorama Hills Golf & Country Club, shopping at Country Hills Village and Superstore, Vivo Recreation Centre, parks, transit, and major roadways including Stoney Trail. This is a fantastic opportunity to own a move-in ready home with income potential in one of Calgary's most desirable Northwest communities!