



**201 Pantego Road NW  
Calgary, Alberta**

**MLS # A2299691**



**\$849,500**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,126 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Hot tub, wiring, breakers, cover and accessories, home theater projector, screen, 7 speakers, receiver and 4 seats. Washer side kick/pedestal, dryer pedestal, clock over office, all blinds, bonus room black storage cabinet, white garage cabinet, front door lock and door bell.

Rare 5-bedroom, 3.5-bathroom home BACKING ONTO AN EXPANSIVE GREENSPACE with no rear neighbours, offering privacy, big sky VIEWS, and a exceptional outdoor lifestyle. Thoughtfully upgraded and meticulously maintained, this home blends functional luxury with everyday comfort with almost 3,000 square feet of total development. The main floor features an open-to-above design and 9&rsquo; CEILINGS, durable LUXURY VINYL PLANK FLOORING throughout, a FRONT DEN, and a cozy corner GAS FIREPLACE with stone surround in the rear great room. The kitchen is designed for both style and function with a center island, EXTENDED HEIGHT CABINETRY, black appliances including a French door fridge, corner pantry, dishwasher, and a bright rear dining area with patio doors leading outside. A tiled mudroom with laundry (LG set, 2021 with sidekick pedestal) and 2pc bath complete the level. Additional highlights include rounded corners, CENTRAL AIR, alarm and central vac rough-in. Upstairs offers LUXURY VINYL PLANK FLOORING, a spacious VAULTED FRONT BONUS ROOM with ceiling fan and a split-bedroom layout. Two secondary bedrooms include one with built-in desk and PARK VIEWS. The primary retreat OVERLOOKS THE GREENSPACE and features a walk-in closet, SKYLIGHT, deep soaker tub, separate shower, and large vanity. A 4pc main bath includes tile flooring and upgraded surround. The FULLY DEVELOPED BASEMENT (2011, permitted) includes TWO ADDITIONAL BEDROOMS, a tiled spa-inspired 3pc bath with RAINFALL SHOWER, BODY JETS, and wand, plus a dedicated home theatre with PROJECTOR, 106&rdquo; SCREEN, and 7.1 WIRING (wall and ceiling mounted speakers). Ample storage includes a large walk-in closet with media rack and under-stair storage. Hot water tank replaced 5 years ago.

The backyard is a private oasis featuring VINYL DECKING with stairs to a STAMPED CONCRETE PATIO (perfect for a outdoor firepit), SYNTHETIC TURF, and a 7-PERSON HOT TUB (4 years old) with PERGOLA. Dry, LIT STORAGE UNDER THE DECK and a separate shed add convenience. Exterior upgrades include NEW SHINGLES SPRING 2025, GEMSTONE LIGHTING, cameras, COMPOSITE FRONT STEPS, SIDE CONCRETE WALKWAY, and an INSULATED, DRYWALLED AND PAINTED INTERIOR GARAGE. A rare opportunity to own a move-in-ready home with premium features in an unbeatable location.