



**201 Pantego Road NW  
Calgary, Alberta**

**MLS # A2299691**



**\$799,900**

<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.

BACKING ONTO AN EXPANSIVE GREENSPACE with no rear neighbours, offering PRIVACY, BIG SKY VIEWS, and an exceptional outdoor lifestyle. You are only a few minute drive to Buffalo Rubbing Stone School (Gr K-5) and Captain Nichola Goddard School (Gr 6-9). Thoughtfully UPGRADED and meticulously maintained, this FIVE BEDROOM 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" CEILINGS, durable and stylish 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 stylish 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 4 piece main bath includes tile flooring and upgraded surround. The FULLY DEVELOPED BASEMENT (2011, permits included) TWO ADDITIONAL BEDROOMS, a tiled spa-inspired 3pc bath with RAINFALL SHOWER, BODY JETS, and wand, plus a dedicated home theatre with PROJECTOR, 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 from the front of the home to the backyard, and an INSULATED, DRYWALLED AND PAINTED INTERIOR GARAGE. A rare opportunity to own a move-in-ready home in pristine condition and premium features with an unbeatable location!