



247 Pantego Way NW  
Calgary, Alberta

MLS # A2310214



**\$899,786**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,634 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** N/A

Do not miss out on this unbelievable deal \*\*\*City approved, Legal Suite, 2600+ Sq Ft home with 6 bedrooms and 4 1/2 bathrooms. Excellent location across from the park, close to schools, shopping, and major highways. Lots of great upgrades throughout, which include new Paint, new Stainless Steel Appliances, and security cameras. It has new Siding, new shingles, all new exterior, and a bright Foyer Entry. 9 ft Ceiling height, Hardwood and Tiles on the main floor. Elegant Dining room with an accented feature ceiling. Very functional kitchen with tall cabinets, granite counters, an island with a raised Breakfast and Pantry. The living room has a gas fireplace and built-ins. The dining room is big enough for a large family dinner. Covered Deck off the dining area to enjoy your evenings all season long. The staircase with railings takes you to the upper floor, which has a large Vaulted Bonus room, 2 bedrooms, a Laundry room, and a beautiful Master suite with a lounging area large enough for another bedroom. The 5-piece Master en-suite is extra spacious and also has a walk-in closet. Lots of natural light throughout this home. The Walk-out basement has a "LEGAL SUITE" with 3 bedrooms, 2 full 4-piece bathrooms, a kitchen, a living room, and a separate laundry. This house has an AC also. Huge yard for everyone to enjoy and for kids to play ball. Lots to offer in this home.