



GRASSROOTS
REALTY GROUP

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141 Pantego Lane NW
Calgary, Alberta

MLS # A2331924



\$409,900

Division:	Panorama Hills		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front,		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 355
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		
Inclusions:	none		

Welcome to this beautifully maintained walkout basement, two-storey end-unit townhouse in the highly sought-after community of Panorama Hills. Offering 1,239 sq. ft. of thoughtfully designed living space, this home features fresh new paint, laminate flooring throughout the living room and kitchen, and stainless steel kitchen appliances. The east-facing living room opens onto a private deck overlooking a peaceful green belt, creating the perfect setting to enjoy your morning coffee or unwind in the evening. The spacious U-shaped kitchen offers ample cabinetry and counter space, making meal preparation and entertaining a breeze. As an end unit, the home benefits from additional south-facing windows that fill the interior with an abundance of natural light. Upstairs, you'll find three generously sized bedrooms, including a primary retreat complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms share a full main bathroom, providing plenty of space for family or guests. The walkout basement offers excellent potential for future development, whether you envision a family room, home office, fitness area, or guest suite. Parking is convenient with a single attached garage, an additional driveway parking space, and two visitor parking stalls located just steps from the unit. The end-unit location provides added privacy and enhanced natural light throughout the home. Situated in the vibrant community of Panorama Hills, residents enjoy access to schools for all grade levels(Buffalo Rubbing Stone School Regular K-5 , Captain Nichola Goddard School Regular 6-9 and brand new North Trail High School Regular 10-12) , a 6-acre community centre featuring a spray park, multi-use sport court, basketball courts, playgrounds, picnic areas, and a variety of recreational amenities. Shopping, restaurants, and the Vivo

Recreation Centre are all nearby, making this an ideal location for families seeking both convenience and an exceptional lifestyle.