



GRASSROOTS
REALTY GROUP

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234 Pantego Way NW
Calgary, Alberta

MLS # A2331994

\$859,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,271 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this beautifully maintained one-owner home offering over 3,000 sq. ft. of developed living space on a premium lot siding onto a playground and park. This spacious 2-storey features 4 bedrooms, 3.5 bathrooms, and an ideal family-friendly layout with 9' ceilings on both the main floor and basement. The bright main level showcases durable vinyl plank flooring, a cozy fireplace, and a well-appointed kitchen with stainless steel appliances, ample cabinetry, and plenty of workspace. Upstairs you'll find a generous bonus room with a second fireplace, three spacious bedrooms, including the primary retreat with a 5-piece ensuite. The professionally builder-developed basement offers a large recreation room with a third fireplace, a fourth bedroom, a full bathroom, and excellent storage. Outside, enjoy the adjacent playground and green space from your backyard, creating the perfect setting for families and outdoor enjoyment. Completing the home is a good-sized double attached garage. Pride of ownership is evident throughout—this is a rare opportunity to own an original-owner home in a fantastic location close to schools, shopping, transit, and all the amenities Panorama Hills has to offer.