



GRASSROOTS
REALTY GROUP

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173 Pantego Road NW
Calgary, Alberta

MLS # A2334399



\$876,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,509 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Other
Floors:	Hardwood, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), See Remarks

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

Inclusions: n/a

Welcome to 173 Pantego Road NW, where breathtaking west-facing views, exceptional space, and timeless design come together to create a home you'll be proud to call your own. Perched on an elevated lot overlooking the city skyline, this beautifully maintained two-storey home features 2,509 sq.ft. above grade and an impressive 3,572 sq.ft. of total living space, thoughtfully designed for comfortable family living and effortless entertaining. From the moment you walk through the front door, you're greeted by soaring natural light, warm hardwood flooring, and a layout that instantly feels inviting. Just off the foyer, a private main-floor office offers the perfect space to work from home, study, or enjoy a quiet retreat. At the heart of the home is a beautifully appointed kitchen that was designed to bring people together. Featuring an oversized island, stainless steel appliances, abundant cabinetry, and a walk-through pantry, it's a space where weekday breakfasts, holiday dinners, and conversations with friends happen naturally. The elegant dining area, highlighted by a coffered ceiling, flows seamlessly into the bright living room where a striking stone fireplace creates the perfect backdrop for cozy evenings. Step outside onto the expansive deck and discover one of this home's standout features—uninterrupted west-facing views that deliver spectacular sunsets and a peaceful backdrop to everyday life. Upstairs, the spacious bonus room offers endless flexibility for movie nights, family gatherings, or a children's play area. The primary suite is a true retreat, complete with a walk-in closet and a spa-inspired 5-piece ensuite featuring dual vanities, a soaker tub, and a separate shower. Three additional generously sized bedrooms, another full bathroom, and the convenience of upper-floor laundry complete this thoughtfully designed level. The fully

developed basement expands the home's versatility with a large recreation area, two additional bedrooms, a full bathroom, a second kitchen, and separate laundry—providing exceptional space for extended family, guests, or future possibilities (subject to City approval). Located in the heart of Panorama Hills, you'll enjoy easy access to schools, parks, walking paths, shopping, restaurants, recreation facilities, and major commuter routes, making everyday living as convenient as it is enjoyable. Beautifully maintained, thoughtfully designed, and offering incredible views with exceptional living space, this is more than just a house—it's a place to grow, gather, and create memories for years to come.