



GRASSROOTS
REALTY GROUP

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144 Pantego Close NW
Calgary, Alberta

MLS # A2340618



\$824,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,295 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Low Maintenance Landscape, Many Trees, We		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Attached Garage Shelving, Wall Shelving in Half Bath & Basement Bedroom, Storage Shed in Backyard, Rain Barrel, Garden Lights

IF YOUR WISH LIST STARTS WITH "WELL CARED FOR, FULLY FINISHED AND ACTUALLY MOVE-IN READY," YOU MAY HAVE JUST FOUND IT. — Set directly across from GREEN SPACE and a NEIGHBOURHOOD PARK, this beautifully maintained Panorama Hills home combines a standout location with 3,028 SQ. FT. OF TOTAL DEVELOPED LIVING SPACE, four bedrooms, 3.5 bathrooms and a long list of upgrades that have already been taken care of. Inside, the main floor is bright, comfortable and highly functional, with an OPEN-CONCEPT kitchen, dining and living area plus a separate front OFFICE/DEN behind French doors. Upstairs, the VAULTED BONUS ROOM steals the show. Oversized windows fill the space with natural light and frame open views toward the park across the street, creating a second living area that feels genuinely spacious rather than simply added on. The master includes a generous walk-in closet and FIVE-PIECE ENSUITE, while two additional bedrooms, another full bathroom and upper-floor laundry complete the level. The FULLY FINISHED BASEMENT extends the living space with 9' CEILINGS, a large games/recreation room, fourth bedroom and full bathroom—giving you room for guests, teenagers, hobbies, movie nights or whatever life happens to require. When it comes to the big-ticket items, much of the work has already been done. A NEW FURNACE was installed in May 2025, followed by a NEW ROOF AND SIDING in July 2025. CENTRAL AIR CONDITIONING was added in 2023 and the hot water tank in 2022. A 9.75 KW SOLAR PANEL SYSTEM installed by Solar YYC in 2022 includes critter guard and, based on the seller's experience, is estimated to offset more than \$1,000 annually in electricity costs. PROGRAMMABLE WATTS EXTERIOR LIGHTING lets you

customize the exterior year-round, while HUNTER DOUGLAS BLINDS are installed throughout—including automated top-down/bottom-up shades in the living room, office, bonus room and primary bedroom that can be controlled by remote, app, Alexa or Google. There are plenty of thoughtful extras too, including CENTRAL VACUUM, an exterior hot-water tap and BBQ gas line, while the FULLY FENCED BACKYARD is landscaped for easy upkeep with a vinyl deck, PAVING-STONE SEATING AREA, retaining-wall garden and mature trees for added shade and privacy. Out front, the home faces green space and a neighbourhood park rather than another row of houses, all on a well-kept street close to schools, shopping and everyday conveniences. IF THIS ONE HAS YOUR ATTENTION, COME SEE IT IN PERSON—YOU MAY JUST HAVE FOUND THE ONE!