



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

27 Pantego Way NW
Calgary, Alberta

MLS # A2345928



\$696,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

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

Inclusions: None

MOVE-IN READY, LOW-MAINTENANCE LIVING WITH MOUNTAIN VIEWS IN PANORAMA HILLS! This beautifully maintained 3+1 bedroom, 3.5 bath home offers 1,905 sq ft above grade, a fully finished basement, a sunny south-facing backyard, and numerous recent big-ticket updates—perfect for buyers looking for a home they can simply move into and enjoy. The bright main floor features 9-ft ceilings, hardwood flooring, large windows, and an open-concept living and dining area with a cozy gas fireplace. The warm maple kitchen offers stainless steel appliances and generous storage, while a dedicated MAIN-FLOOR OFFICE and convenient main-floor laundry add everyday functionality. Upstairs, a spacious BONUS ROOM provides a second family living area. The primary retreat features a walk-in closet, 4-piece ensuite, and large windows showcasing an ELEVATED OPEN OUTLOOK WITH BEAUTIFUL MOUNTAIN VIEWS IN THE DISTANCE. Two additional bedrooms and another full bathroom complete the upper level. The FULLY FINISHED BASEMENT adds excellent flexibility with a large family/rec room, FOURTH BEDROOM AND FULL BATHROOM—ideal for guests, teenagers, or extended family. Outside, enjoy the landscaped and fully fenced SOUTH-FACING BACKYARD with a spacious LOW-MAINTENANCE VINYL DECK & RAILING—no regular staining or painting required. MANY OF THE BIG-TICKET UPDATES ARE ALREADY DONE: NEW ROOF (2024), CENTRAL A/C (2023), HOT WATER TANK (2020), VINYL DECK & RAILING (2019), refrigerator and dishwasher (2024), plus garage door & opener (2024). Conveniently located near parks, pathways, schools, shopping, and major routes. Mountain views, a sunny south-facing backyard, versatile living spaces, and substantial

recent updates—all you need to do is move in and make it home.