



GRASSROOTS
REALTY GROUP

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109 Pantego Terrace NW
Calgary, Alberta

MLS # A2348510



\$829,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,296 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Luxury, location, & lifestyle converge in this spectacular Centrally Air Conditioned executive walkout home! Perfectly positioned on a quiet cul-de-sac & backing onto a sunny southeast-facing pie-shaped yard, this extensively upgraded 3+1 bedroom residence offers the ideal blend of sophisticated design, functional living, & everyday comfort. This beautifully upgraded residence has been thoughtfully designed to accommodate both everyday family living & sophisticated entertaining. Upon entering, you are welcomed by an inviting open-concept main floor highlighted by a stunning feature wall in the great room. A stylish fireplace serves as the focal point of the space, complemented by custom built-in cabinetry that provides both character & practical storage. Large windows fill the room with natural light, creating a warm and welcoming atmosphere throughout. The gourmet kitchen is sure to impress any home chef, showcasing full-height espresso-stained maple cabinetry that offers abundant storage, sleek finishes, & timeless appeal. A large central island with a convenient breakfast bar provides the ideal gathering place for casual meals, morning coffee, or entertaining guests, while the generously sized dining nook comfortably accommodates family dinners & overlooks the backyard. Upstairs, the luxurious primary bedroom serves as a private retreat, complete with a spa-inspired ensuite designed for relaxation & comfort. The ensuite offers a tranquil setting to unwind after a long day, while the spacious bedroom provides ample room for a king-sized bed & additional furnishings. Two additional well-proportioned bedrooms offer flexibility for family members, guests, or a home office. Completing the upper level is an impressive bonus room featuring soaring vaulted ceilings, creating an ideal space for a media room, children's play area, or quiet family lounge. The

fully finished walkout basement significantly expands the home's living space. It includes a spacious fourth bedroom, making it perfect for guests, teenagers, or multi-generational living, along with a versatile recreation area ideal for movie nights, games, fitness equipment, or entertaining. Sliding doors provide direct access to the beautifully landscaped backyard, seamlessly blending indoor & outdoor living. Outside, the sunny southeast-facing pie-shaped backyard offers generous outdoor space for gardening, children at play, summer barbecues, or simply relaxing in the sunshine. The unique lot configuration provides more usable yard space than a traditional rectangular lot, making it an ideal setting for outdoor enjoyment. Conveniently located close to parks, schools, shopping, restaurants, recreational facilities, & a wide variety of everyday amenities. Combining premium upgrades, a highly functional floor plan, a walkout basement, and an exceptional location, this is a rare opportunity to own a truly remarkable home that offers luxury, comfort, & convenience in one complete package.