

**3 Pantego Avenue NW  
Calgary, Alberta**

**MLS # A2289847**



**\$840,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,286 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Storage Shed, Door bell camera, TV Wall mounts, Garage Shelving, Tire Shelving (Negotiable), Pool table and accessories, wet bar mini fridge, storage room shelving, blinds and curtain rods,

Welcome to this beautifully maintained two-storey home situated on a desirable corner lot in the sought-after community of Panorama Hills. Offering 2,286 sq ft above grade plus an additional 907 sq ft in the fully developed basement, this home delivers space, functionality, and comfort in every corner. From the moment you step inside, you'll appreciate the thoughtful layout designed for both everyday living and entertaining. The main floor features a warm and inviting living room anchored by a cozy fireplace and custom built-ins, creating the perfect space to unwind. The kitchen is both stylish and practical, complete with rich cabinetry, updated quartz countertops, a large central island, stainless steel appliances, and a convenient walkthrough pantry providing direct access to the garage which is ideal for busy households. A separate extended dining area offers the perfect setting for family dinners and holiday gatherings, while a dedicated main floor office and 2-piece powder room add flexibility and convenience. Upstairs, a spacious bonus room provides an additional living area, perfect for movie nights, a kids' retreat, or a quiet reading space. The upper level includes two good sized bedrooms, a full bathroom, and a generous primary suite featuring a walk-in closet and private ensuite. The upstairs laundry room adds everyday ease and practicality. The fully developed basement expands your living space even further with a large recreation room, a stylish wet bar with fridge, and an additional bedroom. Making an ideal setup for guests, teens, or extended family. Situated on a corner lot, the beautifully landscaped yard offers added privacy and a large private deck with a gas line for BBQ, perfect for summer evenings. Additional features include air conditioning, in-ground sprinklers, tankless Navien Hot water system, and a double attached garage. Over

\$70,000 in exterior upgrades completed over the last year. Including Hardie Fibre cement siding, Nordik Class 4 Hail Resistant Shingles and a new R18.4 insulated garage door. The location is truly exceptional, with quick access to Stoney Trail and Deerfoot Trail for effortless commuting, and a park directly across the street providing green space and room to play. Panorama Hills is known for its strong sense of community, abundance of pathways, parks, schools, and nearby amenities. This makes it a place families love to call home. This is a home that truly has everything, space, upgrades, location, and lifestyle. Don't miss your chance to see this one today.