



**GRASSROOTS**  
REALTY GROUP

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**233 Pantego Road NW**  
**Calgary, Alberta**

**MLS # A2231168**



**\$925,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,267 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Low Maintenance La		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks

**Inclusions:** NONE

Step into timeless elegance with this exceptional 4-bedroom, 3.5-bathroom home in a sought-after Northwest Calgary neighborhood in Panorama Hills. From the moment you enter the grand open foyer, you'll be impressed by the dramatic curved open riser staircase leading up to a charming Romeo and Juliet balcony—yes, we're talking balcony! The main level offers an open-concept layout with soaring 9-foot ceilings, a formal dining space, a flex room with French doors, and a spacious living room with stunning built-ins and massive windows showcasing views of the serene park and green space behind the home. The kitchen is a dream for any cooking enthusiast, featuring generous prep space and a layout designed for both function and beauty. You'll also find a cozy breakfast nook with 10-foot ceilings and a smart built-in computer niche. Upstairs, discover the luxurious primary bedroom with a raised retreat area, perfect for relaxing with a good book or just hiding from the kids. The five-piece Ensuite and walk-in closet provide comfort and convenience. Two additional spacious bedrooms—one with vaulted ceilings—and a full bathroom complete the upper floor. The finished walk-out basement brings even more living space with tall ceilings, large windows, an additional bedroom, full bath, and a spacious family room. Central Air, Vacu-flo, Lawn Sprinkler system, large deck with gas line for BBQ for entertaining and enjoying the view. Situated minutes from major highways, grocery stores, trails, parks—including an off-leash dog area—and great schools, this home is perfect for families and commuters alike. With high-quality construction and room to breathe, this home delivers style, space, and smart functionality. Paint and New Carpet throughout the home done July 2025 .

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