



GRASSROOTS
REALTY GROUP

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246 Pantego Terrace NW
Calgary, Alberta

MLS # A2233079



\$699,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,981 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Blinds, TV Wall mount

New roof 2024 | Welcome to this stunning 4-bedroom, 3.5-bathroom home located in the heart of the family-friendly community of Panorama Hills, Calgary. With 2,753 sq. ft. of total living space, this beautifully maintained property offers a blend of functionality, comfort, and thoughtful upgrades. Just two doors down from a scenic walking path leading to local parks, and with quick access to 14 Street NW and Stoney Trail, convenience is at your doorstep. The main level features a large kitchen with granite countertops, a huge corner pantry, and a spacious dining area. An open-concept layout flows effortlessly into a beautiful sunroom and covered deck—ideal for indoor-outdoor living and entertaining. Oversized arched passageways and a smartly designed TV bump-out enhance the living space. Upstairs, you’ll find four generously sized bedrooms, while the fully finished basement offers a large rec room with a theatre area and additional bathroom. There’s even potential to add a fifth bedroom (with permits). Enjoy the oversized 23'x18' double garage and an expansive 45-foot driveway—perfect for guests. Close to top-rated schools, walking distance to Save On Foods, and surrounded by walking paths, this home offers an exceptional lifestyle in one of Calgary’s most desirable communities.