



GRASSROOTS
REALTY GROUP

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280 Pantego Road NW
Calgary, Alberta

MLS # A2233407



\$999,999

| | | | |
|------------------|-----------------------------------|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,231 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Insulated | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting | | |

Inclusions: none

The gourmet kitchen features ceiling-height maple cabinetry, premium granite countertops, stainless steel appliances, and a gas range—ideal for any home chef. An adjacent spacious dining area offers the perfect setting for family meals and entertaining. A dedicated main floor office provides a fully functional work-from-home space. The see-through, carpet-wrapped staircase with maple railing leads to the upper level, where the primary suite awaits with a generously sized bedroom, walk-in closet, and a luxurious ensuite complete with a soaker tub and tiled standing shower. Two additional bedrooms are well-proportioned, perfect for a growing family, and are served by a full 4-piece bathroom. A vaulted-ceiling loft with large windows offers a bright and versatile family hangout space. Hardwood flooring throughout the upper level adds sophistication and durability. The fully developed walkout basement is designed for entertaining, featuring custom millwork, a built-in bar, a bedroom, and a full bathroom—ideal for guests or extended family. Step outside to a huge deck at the back, perfect for outdoor parties and summer BBQs. The large backyard also features a separate garden space—great for your own farm-to-table lifestyle. Prime location—close to Stoney Trail, multiple schools, parks, and a wide selection of shopping options. This home offers the perfect blend of luxury, function, and convenience.