



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**246 Pantego Terrace NW**  
**Calgary, Alberta**

**MLS # A2239027**



**\$700,000**

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

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

<b>Inclusions:</b>	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.