



GRASSROOTS
REALTY GROUP

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129 Pantego Bay NW
Calgary, Alberta

MLS # A2244632



\$849,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,224 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Pie Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garden shed, Garage heater, wardrobe in an upstairs bedroom, shelving in master closet and laundry room, natural gas barbecue

A fabulous two storey home with walkout to grade, located in a prime cul de sac location with sweeping panoramic views and a marvelous sized backyard for family enjoyment. Features include stone fireplace in family room, dining area with access to an incredible 26 foot by 14 foot deck, a stunning kitchen spotlighting a custom epoxy resin island, a new fridge, new microwave, and walk in pantry. The spacious front foyer is complimented with a multi use flex room. Convenient laundry area and two piece bath on main floor. Upstairs, there is a huge bonus room with vaulted ceiling, bright windows, and built in shelving perfect for family or office use. The master suite is spacious with walk in closet and a five piece ensuite including a full body shower. The two additional bedrooms are a very good size, one with a walk in closet. The lower level has a wonderful recreation room, a fourth bedroom and a steam shower in bathroom. Recreation / family area opens up to a covered patio which has a pad and electrical ready for a hot tub, if one desires. The home enjoys a full house speaker system, surround speaker system in lower level, and central air conditioning. The oversized garage, 23 feet by 21 feet is heated, has an additional electrical panel, and built in shelving. Great location - close to many amenities, schools and parks. A marvelous home! There is an existing hail damage insurance claim to be completed late 2025.