



GRASSROOTS
REALTY GROUP

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97 Pantego Link NW
Calgary, Alberta

MLS # A2254314



\$749,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,178 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Wired for Sound		
Inclusions:	N/A		

Where Immaculate Meets Elevated Living. This isn't just a house, it's a home you'll be proud to call yours. A WEST-FACING backyard sets the scene for beautiful sunsets on the COMPOSITE DECK, while inside, ORIGINAL OWNERS have kept everything pristine. The main floor blends work and play with an office, COZY GAS FIREPLACE, and kitchen dressed in MAPLE CABINETS, SILGRANITE SINK, and HOOD FAN. Throughout the home, WOOD BLINDS add warmth and timeless style, while the BUILT-IN SPEAKER SYSTEM keeps the rooms connected. Upstairs, the master retreat features a spacious EN-SUITE WITH SOAKER TUB, plus a BONUS ROOM and laundry right where you need it. The FULLY FINISHED BASEMENT adds a family area, bedroom, 4-piece bath, and barn-door storage that's almost too nice to hide behind. And the upgrades? Already done: IMPACT RESISTANT ROOF(2024), NEW SIDING, AC UNIT (2024), HOT WATER TANK (2023).