



GRASSROOTS
REALTY GROUP

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

129 Pantego Bay NW
Calgary, Alberta

MLS # A2255406



\$799,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,224 sq.ft.	Age:	2006 (20 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	Water:	-
Floors:	Carpet, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Garden Shed, Garage Heater, Natural Gas Barbecue, Wardrobe in Upstairs Bedroom, Full House House Speaker System, Surround Speaker System in Lower Level

OPEN HOUSE - SATURDAY NOVEMBER 22, 1:00 -3:00 PM Come View this two storey walkout, located on a huge, beautifully landscaped lot in a quiet cul-de-sac in Panorama Hills. **FEATURES/UPGRADES - BRAND NEW ROOF SHINGLES, NEW MICROWAVE, NEW FRIDGE, INCREDIBLE CUSTOM EPOXY ISLAND, SPA-STYLE MASTER ENSUITE, BASEMENT STEAM ROOM SAUNA, FULL HOUSE SURROUND SPEAKERS, BASEMENT SURROUND SPEAKERS, OVERSIZED HEATED GARAGE AND CENTRAL AC**. This family home is perfectly located with nearby schools, parks and stores within walking distance. The bright and open main floor features 9-foot ceilings, gas fireplace, abundant custom-built storage and counter space, with a kitchen nook that opens up to a massive 26 by 14-foot upper deck, complete with natural gas fittings and a natural gas BBQ. The upstairs grand master suite has French doors, walk in closet with custom shelving, and spa-style ensuite with soaker tub and full body-spray shower. There are two additional bedrooms and a large bonus room with custom built-in shelving, and full-house speaker wiring to fill your home with music. The fully finished walkout basement offers an open TV room with stone feature wall, surround sound, media console, bar, fourth bedroom, and a steam-room shower. The roof shingles have been replaced, and siding repairs have been scheduled for completion - ensuring this home is as exceptional as it is move-in ready.