



**GRASSROOTS**  
REALTY GROUP

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

206 Pantego View NW  
Calgary, Alberta

MLS # A2270275



**\$725,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Panorama Hills         |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 2,044 sq.ft.           | Age:   | 2009 (16 yrs old) |
| Beds:     | 5                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.11 Acre              |        |                   |
| Lot Feat: | Back Yard, Landscaped  |        |                   |

|             |                                  |            |     |
|-------------|----------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas          | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood   | Sewer:     | -   |
| Roof:       | Asphalt Shingle                  | Condo Fee: | -   |
| Basement:   | Full                             | LLD:       | -   |
| Exterior:   | Brick, Vinyl Siding, Wood Frame  | Zoning:    | R-G |
| Foundation: | Poured Concrete                  | Utilities: | -   |
| Features:   | Granite Counters, Kitchen Island |            |     |

|             |      |
|-------------|------|
| Inclusions: | None |
|-------------|------|

Discover exceptional space and sophisticated design in this stunning two-storey residence, perfectly positioned on a panoramic hilltop in Panorama Hills. Boasting a total of five bedrooms, this home is ideal for a growing family or multi-generational living. The main level features a desirable open-concept plan, highlighted by a spacious kitchen and dining area complemented by a convenient walk-through pantry. Gather around the charming corner gas fireplace set on the main floor, which features durable hardwood flooring in the kitchen and sleek stainless steel appliances. Ascend to the upper level where the scale impresses: a massive bonus room with a vaulted ceiling and a striking view down to the main floor. The spacious primary bedroom is a true sanctuary, capturing a stunning panoramic hilltop view. It features a large walk-in closet and a luxurious ensuite complete with a bath and separate shower. The residence offers maximum versatility with a fully developed walk-out basement. This lower level has an illegal suite with a separate entrance, a complete second kitchen, two generous bedrooms, and is perfect for extended family or potential rental income. Additional features include a double attached garage, three full bathrooms, and four toilets throughout the home. Enjoy the very spacious backyard, which is fully fenced and gated, offering privacy and room for play. This home perfectly combines expansive living spaces, high-end amenities, and an unbeatable view.