



GRASSROOTS
REALTY GROUP

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

206 Pantego View NW
Calgary, Alberta

MLS # A2275633



\$700,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,044 sq.ft.	Age:	2009 (17 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: N/A

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.