



**GRASSROOTS**  
REALTY GROUP

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**108 Pantego Rise NW**  
**Calgary, Alberta**

**MLS # A2282683**



**\$748,800**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,285 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Wall Unit (Bonus Room)

Located on a quiet street in Panorama Hills, this well-maintained two-storey home offers just under 2,300 sq. ft. above grade plus a fully developed basement for added living space. The main floor features an open concept layout with a private front office, hardwood flooring throughout, and a bright kitchen with stainless steel appliances (including a new stove in 2025), newer countertops, tile backsplash, and a mix of pot and pendant lighting. A walk-through pantry connects to the laundry and mudroom with custom built-ins, while the living room includes a gas fireplace and the dining area opens to an oversized rear deck with a BBQ gas line. Upstairs you'll find a spacious primary suite with a walk-in closet and ensuite offering dual vanities, a soaker tub, and separate shower, along with two additional bedrooms, a four-piece bathroom, and a large bonus room with vaulted ceilings. The fully developed basement adds a generous recreation and games area, space for a home gym, a three-piece bathroom, and excellent storage. The home also features a double attached garage, a new furnace (2025) with central air conditioning, and a new exterior including Class 4 shingles, full vinyl siding wrap, eavestroughs, fascia, and downspouts. Ideally located close to major roadways, shopping, parks, and pathways, and within easy reach of several public and Catholic schools, this is a great opportunity to own in one of northwest Calgary's most established family communities.