



**201 Pantego Road NW
Calgary, Alberta**

MLS # A2299691



\$860,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,126 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Hot tub, wiring, breakers, cover and accessories, home theater projector, screen, 7 speakers, receiver and 4 seats. Washer side kick/pedestal, dryer pedestal, clock over office, all blinds, bonus room black storage cabinet, white garage cabinet, front door lock and door bell.

Rare 5-bedroom, 3.5-bathroom home backing onto expansive greenspace with no rear neighbors, offering privacy, big sky views, and an exceptional outdoor lifestyle. Thoughtfully upgraded and meticulously maintained, this home blends functional luxury with everyday comfort. The main floor features an open to above, 9' ceilings, durable luxury vinyl plank flooring throughout, a front den, and a cozy corner fireplace with stone surround in the rear lifestyle room. The kitchen is designed for both style and function with a center island, extended-height cabinetry, black appliances including a French door fridge, corner pantry, dishwasher, and a bright rear dining area with patio doors leading outside. A tiled mudroom with laundry (LG set, 2021 with sidekick pedestal) and 2pc bath complete the level. Additional highlights include rounded corners, central air, alarm and central vac rough-in. Upstairs offers luxury vinyl plank flooring, a spacious vaulted front bonus room with ceiling fan and a split-bedroom layout. Two secondary bedrooms include one with built-in desk and park views. The primary retreat overlooks the greenspace and features a walk-in closet, skylight, deep soaker tub, separate shower, and large vanity. A 4pc main bath includes tile flooring and upgraded surround. The fully developed basement (2011, permitted) includes two additional bedrooms, a tiled spa-inspired 3pc bath with rainfall shower, body jets, and wand, plus a dedicated home theatre with projector, 106" screen, and 7.1 wiring (wall and ceiling mounted speakers). Ample storage includes a large walk-in closet with media rack and under-stair storage. Hot water tank replaced 5 years ago. The backyard is a private oasis featuring vinyl decking with stairs to a stamped concrete patio (perfect for a outdoor firepit), synthetic turf, and a 7-person hot tub (4 years old) with pergola. Dry, lit

storage under the deck and a separate shed add convenience. Exterior upgrades include new shingles in Spring 2025, Gemstone lighting, cameras, composite front steps, side concrete walkway, and an insulated, drywalled, painted garage. A rare opportunity to own a move-in-ready home with premium features in an unbeatable location.