



**88 Pantego Lane NW
Calgary, Alberta**

MLS # A2303795



\$425,000

Division:	Panorama Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,217 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Faces Front, Single Garage A		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Many Trees, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Located in the family friendly community of Panorama Hills, this open concept 3 bedrooms, 2.5 baths and front drive single garage townhouse offering approximately 1217 sf living area. As walk to the main floor, you will find bright living room where you could enjoy coffee with morning sunshine, dinning room easily accommodates family dinner right next and modern upgraded stainless steel appliances kitchen with tons of cabinets and pantry for extra storage . A picture window that overlooks the west facing private yard, great for family and friends' summer BBQ with no neighbors behind you for added privacy. A convenient 2-pc bath finishes the main. Second floor has 3 good sized bedrooms - Primary bedroom has large windows with spacious organized walk-in closet, 3 pc bath ensuite. Two additional bright bedrooms all has its own walk-in closet , a 4 pc bath complete the upper level. Laundry room in the unfinished basement offering great flex space for storage. The single attached garage with concrete driveway for 2nd car parking and more visitor parking available for larger gatherings . Walking distance to nearby schools, grocery stores, restaurants, gas stations and many walking paths. Easy access to 14 ST, Stoney TR and Deerfoot TR. This is a pet-friendly complex. One dog or cat is allowed under 20kg. Vacant and move in ready, please come see it before its gone!