



**99 Pantego Way NW  
Calgary, Alberta**

**MLS # A2145016**



**\$874,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,395 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Pie Shaped Lot, Sloped Down		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

Check out the Virtual and Video Tour - Welcome Home! Fully Finished 2 Storey Walkout on a Large Pie-Shaped Lot with 4 Bedrooms (easily 5 bedroom; see bonus room feature below), 3.5 Baths, and over 3000 sq.ft., of Living Space tucked away in sought after Panorama Hills. First time on the market this Cardel custom built awaits you.! The open foyer welcomes you and your guest with high a ceiling; the main level has 9 foot ceilings with full heights 8 foot doors; to the right, you will find a flex room ideal for office, formal sitting or dining area. Create memories of laughter and great food while entertaining in the spacious open concept family room and kitchen; serves buffet style on the roomy granite kitchen island with plenty of seating. The wall of windows takes full advantage of Calgary's Big Blue Sunny Sky and the full side deck is ideal for outdoor entertaining. The Gem of the property is the primary bedroom with over 400 sq.ft. of privacy; relax and escape to your private spa-like ensuite with a huge soaker tub and a 3-sided fireplace; you will find a walk-in closet complete with custom built-in with plenty of storage; enjoy coffee in the morning or read a book before bedtime in the roomy sitting area with views of Calgary downtown and Nose Hills. Upstairs, you will also find two good sized bedrooms, a full bathroom, laundry room, and a bright spacious bonus rooms with a pocket door (IDEAL FOR A 5TH BEDROOM) a teenager might call dip for their room. The lower walkout is fully finished with a fourth bedroom, full bath, and a big recreation room ideal for home theater, games table, and roughed-in for a beverage area. The completed lower deck will make a great space for summer gathering. Panorama Hills is a great community to call home with schools, retail shops, entertainment, and amenities are all close by. It also has easy access to the airport,

mountains, and the majour thorough-fare. Call your favourite Realtor to view and make this Fantastic Home Yours!