



**17 pantego Link NW
Calgary, Alberta**

MLS # A2161846



\$850,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,179 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Creek/River/Stream/Pond, Lake, Front Yard,		

Heating:	Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Chandelier, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Dishwasher, Dryer, Range Hood, Refrigerator, Freezer.

Experience Unmatched Elegance and Modern Comfort in This Fully Renovated NW Calgary Home – This exquisite residence has been meticulously updated to offer a blend of contemporary luxury and classic charm. Featuring 5 generously sized bedrooms and 4 beautifully appointed bathrooms, this home showcases extensive renovations across all floors, including laminated flooring 7mm and fresh paint that creates a bright, inviting atmosphere. The huge open kitchen, is a chef’s dream with its elegant maple cabinets, striking granite countertops, and a suite of brand-new stainless steel appliances. The kitchen seamlessly blends functionality with style, while the adjoining nook area and main flex room feature impressive 11 ft ceilings and are adorned with double French doors, adding a touch of sophistication and access to additional living spaces. The home is perched on a hill, offering stunning panoramic views of Panorama and NW Calgary that can be enjoyed from multiple vantage points, including the living room, dining room, and the primary bedroom. The primary suite is a serene retreat, complete with a separate walk-in closet and a luxurious 5-piece ensuite bathroom that includes high-end fixtures and finishes. The upper floor features a massive family/bonus room with soaring 11 ft ceilings, providing an expansive space perfect for family gatherings, entertainment, or relaxation. The fully renovated basement is a standout feature it is an illegal mother-in-law suite, designed for versatility and convenience. It includes a separate paved entrance, modern appliances, and a fully equipped kitchen with new stainless steel appliances, making it an ideal space for guests, extended family, or even a potential rental opportunity. Built-in air conditioning and heating systems ensure year-round comfort, while a cozy fireplace in the living room adds

warmth and ambiance, perfect for relaxing while taking in the breathtaking views. Location and Nearby Amenities: This home is ideally situated with easy access to major highways such as Stoney Trail NW and Country Hills Blvd NW, streamlining your commute and connecting you to other parts of Calgary. Nearby, the Creekside Shopping Centre offers a range of retail shops, grocery stores, and dining options, providing all the essentials just a short drive away. Families will appreciate the proximity to North Trail High School and various parks and recreational areas, including the Panorama Hills Community Centre, which offers numerous outdoor activities and green spaces. This property combines luxury, convenience, and style, making it an exceptional choice for anyone seeking a sophisticated living experience in NW Calgary.