



**113 Pantego Road NW
Calgary, Alberta**

MLS # A2206515



\$675,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,239 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Rectangular		

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

Features: Bathroom Rough-in, Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Storage Shed, Outdoor Swing, Outdoor Umbrella, Gas BBQ, Water Softener (Not currently hooked up)

This charming bungalow is the perfect choice for empty nesters and couples seeking a comfortable, accessible home. Recently updated with new shingles and siding it boasts modern curb appeal. A welcoming front porch leads to a spacious entryway, opening into the home's inviting living spaces. At the rear of the home, the open-concept great room is flooded with natural light from large west-facing windows, offering stunning sunset views. The great room features vaulted ceilings and a cozy corner gas fireplace, creating a warm and welcoming atmosphere. It flows seamlessly into the kitchen and dining nook, ideal for everyday living and entertaining. The kitchen is equipped with oak cabinets, quartz countertops, tile backsplash, and a corner pantry for added storage. The dining nook has patio doors that lead out to a nicely landscaped backyard, where you'll enjoy privacy with no neighbors behind and an oversized deck, perfect for outdoor gatherings. The main level of the home includes a spacious primary bedroom with a walk-in closet and a private en-suite bathroom. A second bedroom at the front of the home is ideal for a home office or den. Additional features on the main floor include a convenient laundry room off the entrance from the double attached garage and a 2-piece powder room. The property also features wider passageways and a walk-in shower in the primary ensuite, providing added comfort and accessibility. The basement is unfinished, offering plenty of potential for customization to suit your needs. Community features include nearby walking paths, parks, shopping, and convenient access to major roadways, making this an ideal location for a relaxed and enjoyable lifestyle.