

## 108 Pantego Rise NW Calgary, Alberta

**MLS # A2311609**



**\$699,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                      |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 2,285 sq.ft.                        | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 3                                   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached              |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Interior Lot |               |                   |

|                    |                                                                                                                                                              |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                                                                                                                                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                                                                          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Wall Unit (Bonus Room)                                                                                                                                       |                   |     |

With a long list of recent updates inside and out, this well-maintained two-storey home in Panorama Hills features nearly 2,300 sq. ft. above grade plus a fully developed basement for added living space. Hardwood flooring runs throughout the main level, which features a bright open concept layout with a private front office, spacious living area with gas fireplace, and an upgraded/functional kitchen complete with stainless steel appliances, newer countertops, tile backsplash, and a new stove in 2025. The walk-through pantry connects seamlessly to the laundry and mudroom with custom built-ins, while the dining area opens to an oversized rear deck with a BBQ gas line. Upstairs you'll find a large bonus room with vaulted ceilings, a spacious primary suite with a walk-in closet and ensuite offering dual vanities, a soaker tub, and separate shower, plus two additional bedrooms and a full four-piece bathroom. The fully developed basement was designed so a bedroom could easily be added and provides excellent flexibility with a large recreation and games area, space for a home gym, a three-piece bathroom, and plenty of storage. Additional improvements include a new furnace and central air conditioning in 2025, along with new Class 4 shingles, vinyl siding, eavestroughs, fascia, and downspouts. Close to shopping, parks, pathways, major roadways, and several public and Catholic schools, this is an excellent opportunity to own in one of northwest Calgary's most established family communities.