



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210 PANTEGO Terrace, Calgary T3K 0K3**

MLS®#: **A2147453**

Area: **Panorama Hills**

Listing Date: **07/06/24**

List Price: **\$839,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 22-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar: **3,907 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,394**  
Low Sqft:  
Ttl Sqft: **2,394**

DOM

**72**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

Construction: **Stone, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings**  
Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`10" x 5`6"
Kitchen	Main	9`11" x 16`0"
Family Room	Main	13`0" x 9`3"
2pc Bathroom	Main	5`0" x 4`9"
Bonus Room	Second	19`0" x 10`1"
Bedroom	Second	11`11" x 8`11"
4pc Bathroom	Second	8`9" x 4`11"

Room	Level	Dimensions
Living Room	Main	16`2" x 15`7"
Dining Room	Main	11`7" x 8`0"
Pantry	Main	5`3" x 3`8"
Mud Room	Main	9`5" x 5`7"
Laundry	Second	6`0" x 7`2"
Bedroom	Second	11`11" x 8`11"
Bedroom - Primary	Second	24`3" x 13`11"

5pc Ensuite bath  
Wine Cellar  
4pc Bathroom  
Walk-In Closet

Second  
Basement  
Basement  
Basement

10`10" x 10`7"  
14`3" x 3`9"  
8`7" x 5`6"  
4`8" x 2`7"

Walk-In Closet  
Bedroom  
Office  
Storage

Second  
Basement  
Basement  
Basement

10`8" x 5`2"  
14`10" x 10`6"  
10`6" x 7`8"  
3`8" x 10`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0714119**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **Immaculate, stylish, and move-in ready home with a finished basement, IN PANORAMA CUL-DE-SAC, CLOSE TO ALL THE AMENITIES. THIS HOUSE HAS EVERYTHING YOU WANT IN A HOME. THE SITE INFLUENCE IS VERY WELCOMING AND WARM! THE OWNER HAS SPENT OVER \$50K ON UPGRADES. Over 3,200 sq. ft. of developed space is chalked full of upgrades with a designer style that is both gorgeous and functional. , Gleaming hardwood floors are illuminated by an abundance of natural light that streams in from the numerous oversized windows. Show off your culinary prowess in the gorgeous kitchen that blurs the lines between beauty and practicality featuring a huge breakfast bar island, stainless steel appliances, and a large pantry for extra storage, This level is also home to a private foyer, convenient powder room and mudroom, At the end of the day retreat to the extremely generous master oasis on the upper level, tons of room for king-sized furniture, a custom built-in media/storage system, a large walk-in closet and a spa-inspired sleek and modern en suite boasting duals sinks, an oversized rain shower and a jetted soaker tub for a relaxing dip after a long day, Both additional bedrooms on this level are spacious and bright and share the 4-piece family bathroom. POT LIGHTS ALL OVER THE HOUSE, A JETTED HOT TUB, The basement will have everyone gathering together in the gigantic family and rec rooms for movies and games, This level also features a full bathroom, a guest bedroom and tons of storage. This exceptional home has every modern convenience and an unbeatable location that enjoys all the amenities that this friendly neighbourhood offers - community centre, sports courts, ice rink and much more! Plus, close to the ravine, schools, transit, VIVO, golf, shopping, public transit and easy access to Country Hills Blvd and Stoney Trail.AND MANY MANY MORE. PLEASE COME AND TAKE A LOOK YOURSELF.**

Inclusions: **NONE**  
Property Listed By: **URBAN-REALTY.ca**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**