



THE
A-TEAM

**RE/MAX
FIRST**

167 PANTEGO Lane, Calgary T3K 0T1

MLS®#: **A2156867** Area: **Panorama Hills** Listing Date: **08/16/24** List Price: **\$499,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **1,614 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,237**
 Low Sqft:
 Ttl Sqft: **1,237**

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Additional Parking,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`6" x 11`1"	Dining Room	Main	8`5" x 6`8"
Kitchen	Main	8`6" x 8`5"	2pc Bathroom	Main	4`11" x 4`8"
Bedroom	Upper	8`4" x 10`11"	Bedroom	Upper	8`4" x 10`1"
Bedroom - Primary	Upper	12`0" x 14`1"	4pc Ensuite bath	Upper	8`3" x 8`0"
4pc Bathroom	Upper	5`0" x 8`8"	Game Room	Basement	15`11" x 17`11"
3pc Bathroom	Basement	4`11" x 7`10"			

Legal/Tax/Financial

Condo Fee:
\$308

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1014744**

Remarks

Pub Rmks: **1700 SQFT OF LIVING SPACE | DEVELOPED WALKOUT BASEMENT | CORNER UNIT | TRIPLE PARKING | 3.5 BATHROOM | 3 BEDROOM | SHOWHOME | Welcome to your perfect home! This former builder show home is loaded with upgrades worth tens of thousands of dollars and is ready to impress. (GRANITE TOPS, STAINLESS KITCHEN APPLIANCE, STAIR RAILING, EXTRA SIDE WINDOWS, EXTRA PARKING SPACE, BOXED OUT LIVING ROOM, TILE FLOORING., HUNTER DOUGLAS BLINDS.) Located at the end of a rowhouse, this property features multiple extra side windows, filling the home with natural light. With a total combined living space of 1700 sqft, this home offers ample room for comfortable living and making it one of the best units in the entire complex. Inside, you'll find a beautiful open-concept kitchen with luxurious granite countertops, perfect for cooking and entertaining. The living room features a bump-out, adding extra square footage for comfortable living. The upgraded staircase railing adds an elegant touch to the home. This house offers three spacious bedrooms, including a master bedroom with an ensuite bath for your comfort. With a total of 3.5 bathrooms, there's plenty of space for everyone. The finished walk-out basement is a highlight, complete with pot lights, laminate flooring, and a full shower bathroom. It's perfect for entertaining or additional living space. The home also includes a single attached garage and two additional parking spots on the driveway, which is rare in the condo complex. The location of this end unit next to the road is also rare, offering unobstructed views and added convenience. Don't miss out on this incredible opportunity—schedule a showing today! NOTE: Hail damage is currently being repaired by the condo board and is covered by condo insurance.**

Inclusions:
Property Listed By: **N/A**
Skyrock

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









