



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9 PANTEGO Link, Calgary T3K 0C3**

MLS®#: **A2164399**

Area: **Panorama Hills**

Listing Date: **09/13/24**

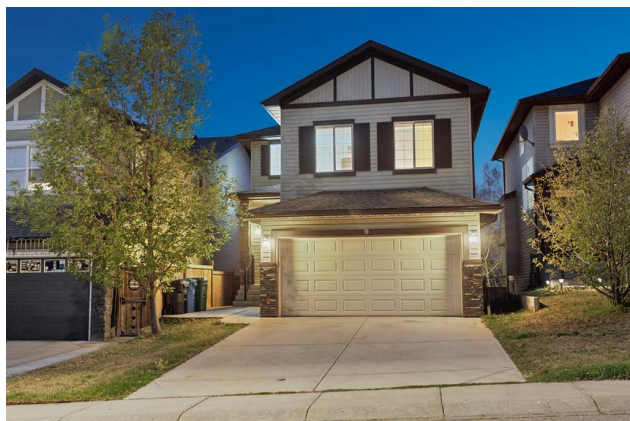
List Price: **\$780,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,122 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**6**

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,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`6" x 13`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`7" x 6`8"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>17`11" x 12`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`7" x 5`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 10`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`9" x 10`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 9`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`9" x 11`5"</b>
<b>Balcony</b>	<b>Main</b>	<b>12`8" x 10`11"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>9`5" x 7`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`5" x 11`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 10`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 4`11"</b>

4pc Ensuite bath  
4pc Bathroom

Upper  
Basement

10`3" x 8`9"  
11`1" x 6`0"

4pc Bathroom

Upper

9`4" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0712510**

Remarks

Pub Rmks: **\*Virtual Tour and Video Teaser Available\* Open House this Saturday Sep. 14 from 12:00pm to 2:00pm! Nestled in one of the most sought-after neighborhoods in NW, this west-facing backyard walk-out is sure to impress. Boasting 4 bedrooms and 3.5 baths, this home offers both functionality and style, making it ideal for any family. As you step into the open-concept layout, you'll be greeted by 9 foot ceilings and an abundance of natural light flooding the main level. The living area, seamlessly connected to the kitchen, is perfect for hosting guests or unwinding on a cozy evening. The kitchen features ample cabinetry and a separate formal dining area, providing a great space for meals and gatherings. Convenience is key on the main floor, which includes a laundry room and a powder room. Heading upstairs, you'll find a large, sun-filled bonus room with high ceilings, perfect for relaxation or play. The upper level also offers two generously sized bedrooms, a full bath, and a master retreat with a private ensuite. Enjoy summer evenings on the balcony, overlooking the west-facing backyard. The fully developed lower level includes an (illegal) suite with a spacious bedroom, full bath, and direct walk-out access, offering excellent privacy. Don't forget the double attached garage, and the home's proximity to fantastic amenities like schools, restaurants, public transportation, walking paths, and quick access to Stoney Trail and Beddington Trail. New shingles done for the roof (Spring 2024). Schedule a private viewing today with your favorite Realtor!**

Inclusions: **Basement Electric Stove and Refrigerator**  
Property Listed By: **RE/MAX iRealty Innovations**

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









