



THE
A-TEAM

**RE/MAX
FIRST**

257 PANTEGO Close, Calgary T3K0J9

MLS®#: **A2165109** Area: **Panorama Hills** Listing Date: **09/11/24** List Price: **\$810,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2008** Abv Sqft: **2,606**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,993 sqft** Ttl Sqft: **2,606**
 Lot Shape:

DOM

8
Layout
 Beds: **5 (5)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **Storage** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`5" x 14`0"	2pc Bathroom	Main	4`5" x 4`6"
4pc Ensuite bath	Main	11`8" x 7`9"	Dining Room	Main	16`6" x 18`5"
Kitchen	Main	13`5" x 12`11"	Living Room	Main	11`8" x 14`10"
Laundry	Main	7`9" x 6`1"	Bedroom - Primary	Second	15`0" x 17`0"
Bedroom	Second	9`10" x 10`2"	Bedroom	Second	11`4" x 10`1"
Bedroom	Second	11`4" x 10`1"	4pc Bathroom	Second	9`10" x 5`1"
4pc Ensuite bath	Second	9`10" x 10`7"	4pc Ensuite bath	Second	5`0" x 9`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0714119

Remarks

Pub Rmks: **** Discover Your Dream Home in Panorama Hills ** Welcome to this stunning newly renovated 5-bedroom, 5-bathroom detached home with a front garage, situated in the vibrant Panorama Hills neighborhood. Boasting over 2,600 sq. ft. of living space and a spacious unfinished basement and is a canvas ready for your personal touch. **Interior Highlights:** - Open Concept Design: Flow seamlessly from the kitchen to the dining area and living room, thanks to beautiful flooring and an abundance of natural light streaming through large south-facing windows. Kitchen: Features island seating, brand new range and refrigerator, quartz countertops, ample cabinetry, and a fresh update with new countertops, backsplash, and lacquer-painted cabinets. Living Room: Sliding doors lead to a large deck, perfect for entertaining or relaxing on sunny days. Two Master Bedrooms: Including a main floor master suite with a 4-piece ensuite and walk-in closet, and an upstairs master suite with a 4-piece ensuite and walk-in closet. **Upstairs Features:** - 4 bedrooms and 3 bathrooms. - Master suite offering 4 piece ensuite with walk-in closet - One bedroom with its own 3-piece ensuite and walk-in closet. - 2 bedrooms that share the common bathroom. - A huge bonus room, ideal for family fun or a cozy retreat. **Recent Renovations:** - New paint job throughout, including doors and trims. - High-efficiency water tank replaced 4 years ago. - New carpet and luxury vinyl flooring. - Brand new appliances. - Brand new roof, gutters, and siding. - Updated kitchen with new countertops and backsplash. - Updated all 5 Washrooms **Outdoor Features:** - Low-maintenance landscaped backyard. - Almost new wooden shed. **Prime Location:** - Walking distance to top-rated schools, parks, and shopping. - Quick access to Stoney Trail for easy commuting. This home is a rare gem you don't want to miss!**

Inclusions:
Property Listed By: **NONE**
First Place Realty

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











