



THE
A-TEAM

**RE/MAX
FIRST**

7 PANTEGO Rise, Calgary T3K6J2

MLS®#: **A2170001**

Area: **Panorama Hills**

Listing Date: **10/01/24**

List Price: **\$898,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **2,365**

Low Sqft:

Ttl Sqft: **2,365**

Lot Information

Lot Sz Ar: **5,306 sqft**

Lot Shape:

DOM

50

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape**

Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Vinyl

Water Source:

Poured Concrete

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Wine Refrigerator**

Int Feat: **High Ceilings**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`11"
Foyer	Main	7`3" x 6`0"
Laundry	Main	8`4" x 6`11"
Office	Main	10`9" x 12`9"
4pc Ensuite bath	Upper	11`4" x 12`9"
Bedroom	Upper	13`8" x 11`5"
Bedroom - Primary	Upper	14`11" x 16`1"

Room	Level	Dimensions
Dining Room	Main	12`11" x 8`0"
Kitchen	Main	12`11" x 18`1"
Living Room	Main	15`10" x 18`5"
4pc Bathroom	Upper	7`11" x 4`11"
Bedroom	Upper	8`8" x 12`1"
Family Room	Upper	18`11" x 15`5"
3pc Bathroom	Basement	8`4" x 6`1"

**Other
Dining Room**

**Basement
Basement**

**8`2" x 6`5"
12`4" x 15`7"**

**Bedroom
Game Room**
Legal/Tax/Financial

**Basement
Basement**

**12`4" x 15`7"
19`2" x 18`5"**

Title:
Fee Simple
Legal Desc:

0512246

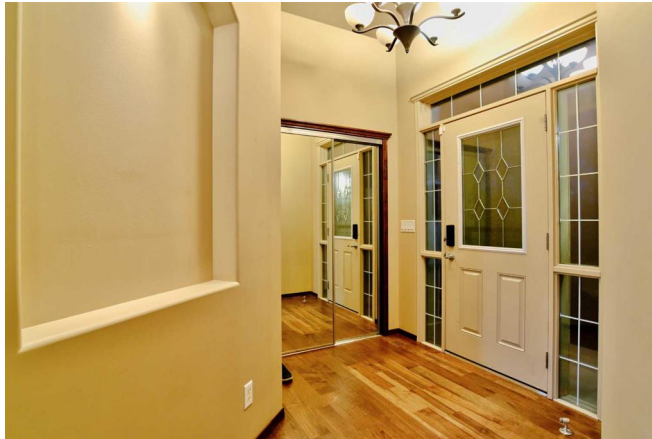
Zoning:
R-G

Remarks

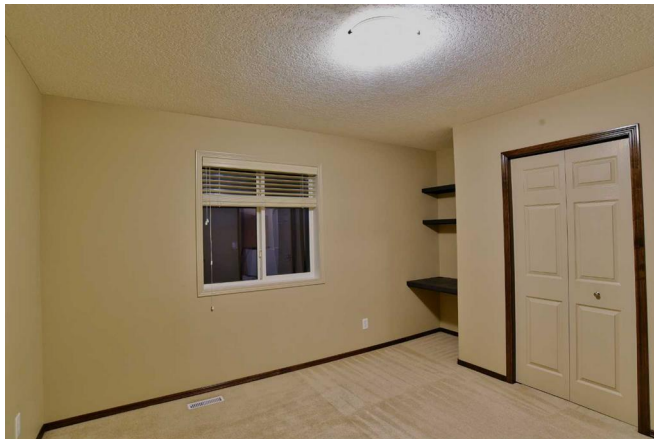
Pub Rmks: **Welcome to your new home in the desirable NW community of Panorama Hills! This spacious family home features over 3,000 sq ft of total living space with a fully finished walk-out basement, large sunny south facing backyard, open foyer with extra high ceilings and beautiful hardwood flooring! The kitchen is equipped with all stainless steel appliances, extended ceiling height cabinets and a wine/beverage fridge. Exquisite built-in shelving surround the fireplace in the living room and the large den features french doors and crown molding. Upstairs you have a large bonus room with vaulted ceilings and three spacious bedrooms, a full bath and full 4 piece ensuite with a separate shower and bathtub. The developed basement gives you a 4th bedroom, additional bathroom with a stand-up shower, spacious wet bar and large family/recreation room, perfect for entertaining! Additional upgrades include knock down ceilings, 9 ft ceilings on the main floor and basement, central A/C and newer humidifier. The roof was completely updated in 2018. Just steps away from the park! Panorama features a community center, many schools, parks, walking paths with beautiful sunset views, reliable public transportation, and close to many grocery stores, VIVO, the movie theater and more! Book your private showing with your favorite agent now!**

Inclusions:
Property Listed By: **N/A
CIR Realty**

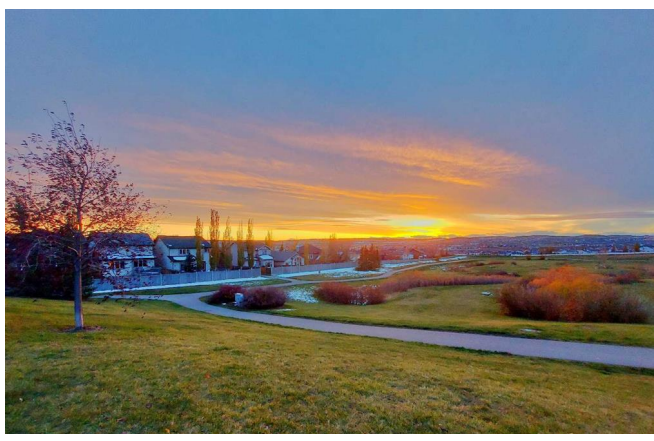
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

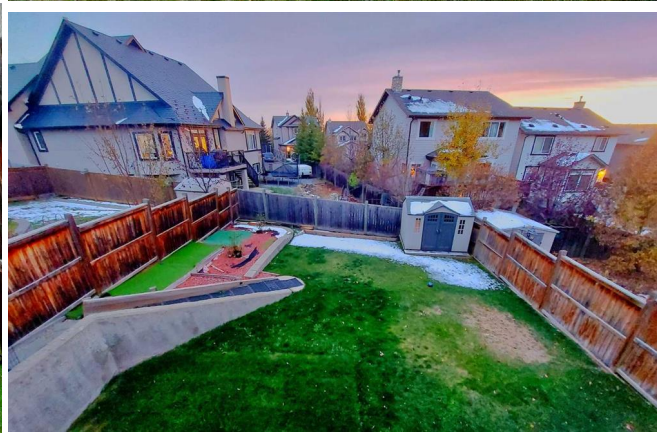












7 Pantego Rise NW, Calgary, AB

Main Floor Exterior Area 1096.06 sq ft
Excluded Area 442.82 sq ft



0 2 4 8

PREPARED 2024/09/17

White regions are excluded from total floor area in RESIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

7 Pantego Rise NW, Calgary, AB

2nd Floor Exterior Area 1269.75 sq ft
Excluded Area 81.52 sq ft



0 2 4 8

PREPARED 2024/09/17

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7 Pantego Rise NW, Calgary, AB

Basement Exterior Area 1025.60 sq ft



0 2 4 8

PREPARED 2024/09/17

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