



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 PANTEGO Rise, Calgary T3K6J2**

MLS®#: **A2170001** Area: **Panorama Hills** Listing Date: **10/01/24** List Price: **\$919,000**  
 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: **2005** Abv Sqft: **2,365**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **5,306 sqft** Ttl Sqft: **2,365**  
 Lot Shape:  
 Access:  
 Lot Feat: **Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

DOM

**21**  
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** Construction:  
 Heating: **Forced Air** **Stone,Vinyl Siding,Wood Frame**  
 Sewer: Flooring:  
 Ext Feat: **Other** **Carpet,Ceramic Tile,Hardwood,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Wine Refrigerator**  
 Int Feat: **High Ceilings**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 8`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`3" x 6`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 18`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`4" x 6`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`10" x 18`5"</b>
<b>Office</b>	<b>Main</b>	<b>10`9" x 12`9"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`11" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>11`4" x 12`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`8" x 12`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`8" x 11`5"</b>	<b>Family Room</b>	<b>Upper</b>	<b>18`11" x 15`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`11" x 16`1"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`4" x 6`1"</b>

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:

Zoning:  
**R-G**

**0512246**

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**









