



THE
A-TEAM

**RE/MAX
FIRST**

113 PANTEGO Road, Calgary T3K 0B7

MLS®#: **A2170610** Area: **Panorama Hills** Listing Date: **10/03/24** List Price: **\$724,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **6,749 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,230**
 Low Sqft:
 Ttl Sqft: **1,230**

DOM

79
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Fruit Trees/Shrub(s),Garden,Interior Lot,No Neighbours Behind,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Playground,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Bathroom Rough-in,Built-in Features,Closet Organizers,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`3" x 13`6"	Kitchen	Main	13`5" x 13`0"
Dining Room	Main	12`11" x 8`11"	Bedroom	Main	11`11" x 9`8"
Bedroom - Primary	Main	13`1" x 11`8"	Laundry	Main	8`1" x 6`9"
2pc Bathroom	Main	4`9" x 4`7"	3pc Ensuite bath	Main	9`10" x 7`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0514164

Remarks

Pub Rmks: **WELCOME HOME! This is the BUNGALOW you have been waiting for! Located on a QUIET street with no neighbors behind you and a SUNSET VIEW! The Exterior of this home has experienced many UPGRADES including new roof, new siding, and doors. When you arrive, you are met with a quaint front porch and upon entry a sizeable foyer to greet your guests. As you travel down the hallway you will pass the flex den/2nd bedroom and primary suite where the back of the home opens to the kitchen, dining and living rooms. The vaulted ceiling and wall of windows bring an airiness and abundance of light to this space. The open layout is perfect for entertaining friends or large family gatherings and the dining area can easily accommodate an expandable table while the breakfast bar at the island seats a few more. The gas fireplace brings warmth to the living where the west facing backyard allows you to enjoy gorgeous sunsets. Central air conditioning will also bring comfort during those hot summer days. The functional kitchen offers solid wood cabinets adorned by timeless black quartz countertops. Enjoy several conveniences including pots & pans drawers, a corner pantry and ample counter space. The main floor layout lends itself to indoor/outdoor entertaining with quick access from the kitchen through the patio doors to the large back deck. The primary suite offers a sizeable walk-in closet and attached bathroom with sky light and oversized, walk-in tiled shower. The main floor is FULLY ACCESSIBLE, with additional width added to passageways and main floor laundry allowing you to remain in this home well into your golden years. The unfinished basement has rough-in plumbing allowing you a UNIQUE OPPURTUNITY to view the strength of the foundation and to create the perfect space for your family. Additional features include a double front attached garage, large driveway and ample street parking, a storage shed, fully fenced and landscaped yard, rear lot line extension (extends 43' past rear fence), and quiet neighbors! Your new home is situated at the edge of Panorama Hills, a family-oriented community which has both Catholic and Public elementary, middle and high schools. You will also find the VIVO Rec Centre, public library, an abundance of restaurants, shopping (Dollarama and Shopper's Drug Mart coming soon!), and all other amenities within close proximity. The Panorama Hills Community Association E-Centre is just a short drive away and offers additional amenities: meeting/event space, spray/play parks, tennis & basketball courts, a seasonal maintenance schedule for roads, pathways and parks, but most importantly will help to ensure your investment will retain its value for however long you call this community HOME!**

Inclusions: **Shed**
Property Listed By: **KIC Realty**

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







