



THE
A-TEAM

**RE/MAX
FIRST**

257 PANTEGO Close, Calgary t3k 0j9

MLS®#: **A2170733** Area: **Panorama Hills** Listing Date: **10/03/24** List Price: **\$799,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **3,993 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,606**
 Low Sqft:
 Ttl Sqft: **2,606**

DOM

26
Layout
 Beds: **5 (5)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Range, Refrigerator, Washer/Dryer**
 Int Feat: **No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`5" x 14`0"	4pc Ensuite bath	Main	11`8" x 7`9"
2pc Bathroom	Main	4`5" x 4`6"	Kitchen	Main	13`5" x 12`11"
Dining Room	Main	16`6" x 18`5"	Living Room	Main	11`8" x 14`10"
Laundry	Main	7`9" x 6`1"	Family Room	Second	20`11" x 17`0"
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	11`10" x 5`1"	4pc Ensuite bath	Second	9`10" x 10`7"

4pc Ensuite bath

Second

5`0" x 9`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0714119

Zoning:
R-G

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: **Shed in the back.
First Place Realty**

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











