

69 PANTEGO Hill, Calgary T3K 0B7

MLS®#: **A2197276** Area: **Panorama Hills** Listing Date: **02/27/25** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **5,177 sqft**
 Lot Shape:

DOM

1
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile**
 Sewer: **Playground,Private Yard** Water Source:
 Ext Feat: **Playground,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Microwave Hood Fan,Refrigerator,Stove(s)**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
| | | | <u>Legal/Tax/Financial</u> | | |

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **0514164**

Remarks

Pub Rmks: **OPEN HOUSE - SATURDAY 1-4PM, SUNDAY 1-4PM. Stunning Fully Finished Cedarglen Home in Panorama Hills Welcome to this beautifully home in the desirable**

community of Panorama Hills! Featuring 4 bedrooms, 3.5 bathrooms, and over 2,600 sq. ft. of developed living space, this home is perfectly suited for a growing family. Nestled on a quiet street, it offers both comfort and convenience. Upon entering, you'll be greeted by a soaring two-story foyer and an open-concept main level with 9' ceilings, creating an inviting and spacious atmosphere. The main floor is elegantly finished with laminate and ceramic tile flooring throughout. The kitchen boasts rich espresso cabinetry, a large central island, stainless steel appliances, and a corner pantry—ideal for home chefs. The adjacent dining area overlooks a fully fenced backyard, featuring a huge deck and a BBQ gas hookup, perfect for outdoor entertaining. The cozy living room is highlighted by a corner gas fireplace with a mantle, adding warmth and character to the space. A split stairwell leads to the upper level, where you'll find a spacious bonus room with soaring 10' ceilings, providing a fantastic space for relaxation or entertainment. The primary suite is a private retreat, complete with a 4-piece ensuite. Two additional well-sized bedrooms and a full bathroom complete the upper floor. The fully finished basement offers even more living space, featuring a fourth bedroom, a full bathroom, and a generous family room with plumbing already in place for a potential wet bar. This home is landscaped, fully fenced, and includes an oversized double attached garage. Conveniently located just a couple of blocks from green space and walking paths, with easy access to major routes, this is the perfect place to call home. Don't miss out—schedule your viewing today!

Inclusions:
Property Listed By:

None
Homecare Realty Ltd.

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









