



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**76 PANTEGO Rise, Calgary T3K 6J2**

MLS® #: **A2206157**

Area: **Panorama Hills**

Listing Date: **03/27/25**

List Price: **\$759,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,282**  
Low Sqft:  
Ttl Sqft: **2,282**

Lot Information

Lot Sz Ar: **4,273 sqft**  
Lot Shape:

DOM

**13**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Private,See Remarks**  
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,See Remarks,Washer**  
Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	12`3" x 5`3"
Mud Room	Main	8`10" x 8`6"
Living Room	Main	16`7" x 14`0"
Pantry	Main	4`10" x 9`3"
4pc Ensuite bath	Upper	11`0" x 10`0"
4pc Bathroom	Upper	8`10" x 4`11"

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"
Dining Room	Main	8`11" x 10`0"
Kitchen With Eating Area	Main	21`7" x 12`11"
Bedroom - Primary	Upper	12`11" x 15`7"
Walk-In Closet	Upper	6`8" x 8`0"
Bedroom	Upper	9`11" x 11`9"

Bedroom  
Bedroom  
Family Room

Upper  
Basement  
Basement

12`1" x 11`0"  
8`2" x 14`0"  
10`6" x 13`2"

Bedroom  
3pc Bathroom  
Bedroom

Upper  
Basement  
Basement

18`0" x 13`3"  
7`6" x 4`8"  
15`6" x 11`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0512246**

Remarks

Pub Rmks:

**\*\*OPEN HOUSE: 2-4 PM SATURDAY Apr 5 ,2025\*\* Welcome to this beautifully upgraded home in desirable Panorama Hills, offering over 3,100 sq ft of fully developed living space. With 4 bedrooms, 4 full bathrooms, a vaulted-ceiling bonus room, and a fully finished basement, this home is ideal for growing families. Stylish walnut-stained hardwood floors flow through the main and upper levels, with new flooring in the kitchen, dining, laundry, and upstairs bathroom. The kitchen has been freshly updated with new countertops, sink, backsplash, and range hood. A walk-through pantry, main floor laundry with a sink, and a sunny breakfast nook add to the functionality. The spacious upper level features a bright bonus room, a large primary bedroom with a spa-like ensuite and walk-in closet, plus two additional bedrooms and a full bath. The fully developed basement includes a rec room wired for a home theater, a fourth bedroom, and another full bath. Recent upgrades include fresh paint on both levels, new light fixtures throughout, new siding at the front, and freshly painted garage and front doors, giving this home a crisp, modern look. Located on a quiet street, close to parks, schools, shopping, and the Panorama Hills community center, this home offers unbeatable value in a prime location. Don't miss out – book your showing 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**



















