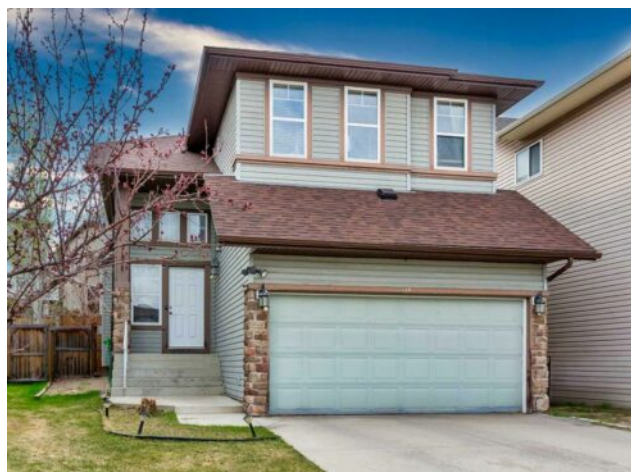


246 Pantego Terrace NW  
Calgary, Alberta

MLS # A2239027



\$700,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Panorama Hills         |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,981 sq.ft.           | Age:   | 2008 (17 yrs old) |
| Beds:     | 4                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.12 Acre              |        |                   |
| Lot Feat: | Back Yard              |        |                   |

|             |                                                                                                        |            |     |
|-------------|--------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                             | Water:     | -   |
| Floors:     | Carpet, Laminate, Tile                                                                                 | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                        | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                         | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                                                               | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                        | Utilities: | -   |
| Features:   | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |            |     |

Inclusions: TV Wall Mount

New roof 2024 | Welcome to this stunning 4-bedroom, 3.5-bathroom home located in the heart of the family-friendly community of Panorama Hills, Calgary. With 2,753 sq. ft. of total living space, this beautifully maintained property offers a blend of functionality, comfort, and thoughtful upgrades. Just two doors down from a scenic walking path leading to local parks, and with quick access to 14 Street NW and Stoney Trail, convenience is at your doorstep. The main level features a large kitchen with granite countertops, a huge corner pantry, and a spacious dining area. An open-concept layout flows effortlessly into a beautiful sunroom and covered deck—ideal for indoor-outdoor living and entertaining. Oversized arched passageways and a smartly designed TV bump-out enhance the living space. Upstairs, you’ll find four generously sized bedrooms, while the fully finished basement offers a large rec room with a theatre area and additional bathroom. There’s even potential to add a fifth bedroom (with permits). Enjoy the oversized 23'x18' double garage and an expansive 45-foot driveway—perfect for guests. Close to top-rated schools, walking distance to Save On Foods, and surrounded by walking paths, this home offers an exceptional lifestyle in one of Calgary’s most desirable communities.