

\$869,000 - 36 Pantego Link Nw, Calgary

MLS® #A2105290

\$869,000

4 Bedroom, 4.00 Bathroom, 2,298 sqft

Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

Welcome to this stunning Upgraded dream home in the heart of Hanson Ridge, Panorama Hills! This two storey home with walk-out legal second suite, combines residence and investment, suitable for extended family, or live in upper and rented out lower. Total 3,055 sq ft living space, 3+1 bedrooms + a HUGE bonus room + Den and with vaulted ceilings allowing lots of natural light. Warm & inviting with an open concept & has everything you will want both in main floor and basement floor. The main floor features an office/den, a large kitchen with island & cherry cabinets, granite countertops, upgraded top-of-the-line appliances. Dining area attached with sliding doors to deck, overlooking a large family room with a fireplace. UPPER-LEVEL LAUNDRY room. Upper floor features 3 large bedrooms, sunny primary bedroom with ensuite (his & her sink), large walk-in closet, soaker tub & a shower.

Walk out Basement level is FULLY FINISHED CITY APPROVED LEGAL SECONDARY SUITE with a separate entrance, one good size bedroom, full bathroom, open design kitchen with eating area, a spacious living room. Basement has a separate washer/dryer. This house come with two electrical boxes: two furnaces, a central air conditioner, a built-in water softener system, newly installed Radon Mitigation system. South-east facing backyard with over 260 sq.ft of huge balcony deck. The front yard has an extended driveway and newly built patio stone planters, and the



backyard has a functional shed for your garden needs. This property offers not only great space for "home" but also incredible potential investment Avenue. Easy access to all amenities! Don't miss the opportunity. Act quickly and Book your showing and make this exceptional property your forever home!

Built in 2007

Essential Information

MLS® #	A2105290
Price	\$869,000
Sold Price	\$820,786
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,298
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	36 Pantego Link Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0C4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Playground
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2024
Date Sold	March 15th, 2024
Days on Market	42
Zoning	R-1N
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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