

# \$858,800 - 3 Pantego Way Nw, Calgary

MLS® #A2244788

**\$858,800**

4 Bedroom, 4.00 Bathroom, 2,309 sqft  
Residential on 0.16 Acres

Panorama Hills, Calgary, Alberta

STUNNING PANORAMA HILLS ESTATE HOME – Discover a rare gem in the heart of Panorama Hills with nearly 3,300 sq ft of beautifully developed, air-conditioned living space on a premium oversized corner homesite. With a south-facing backyard stretching nearly 160 feet deep, this exceptional property offers unparalleled outdoor space, a stunning 20' x 18' custom upper deck, additional 14' x 6' BBQ deck, and a wrap-around verandah that gracefully welcomes you to the front entry. Ideally situated just steps from the community ice rink, soccer fields, parks, playgrounds, walking and bike paths, transit, schools, shopping, and major routes including Beddington and Stoney Trail, this home effortlessly blends lifestyle and convenience. The dramatic exterior showcases impressive curb appeal with striking roof lines, stone detailing, columned verandah, smart board accents, full-length driveway, and an oversized attached garage. Inside, superior craftsmanship and thoughtful upgrades are found throughout. The expansive chef's kitchen is the centerpiece of the home, featuring rich dark wood cabinetry, granite countertops, upgraded stainless steel appliances, including a slide-in smooth cooktop, an undermount sink, and a generous island with a raised eating bar. The extended walk-in pantry and spacious central breakfast nook offer ideal function for busy families or entertaining guests. A warm and inviting main floor layout includes a front office



## 3 PANTEGO WAY NW

REC-A MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 999.10 Sq Ft / 92.81 m<sup>2</sup>

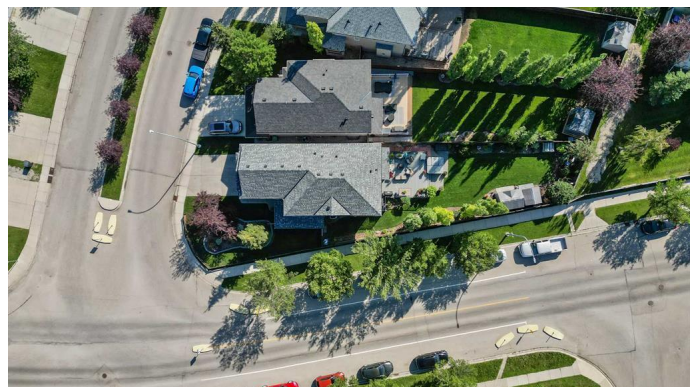
UPPER LEVEL (AG) - 1309.57 Sq Ft / 121.66 m<sup>2</sup>

TOTAL ABOVE GRADE RMS SIZE - 2308.67 Sq Ft / 214.47 m<sup>2</sup>

BASEMENT DEVELOPED AREA (BG) - 804.65 Sq Ft / 74.75 m<sup>2</sup>

BASEMENT UNDEVELOPED AREA (BG) - 179.95 Sq Ft / 16.72 m<sup>2</sup>

TOTAL AG/BG AREA - 3293.27 Sq Ft / 305.94 m<sup>2</sup>



or den, open foyer with side light window, and a welcoming family room with cozy gas fireplace. Rich hardwood floors span the main level, while a large mudroom with built-in storage connects conveniently to the garage. Upstairs, you'll find three oversized bedrooms including a luxurious primary retreat complete with dual vanities, a spa-inspired ensuite with soaker tub, glass-enclosed shower, and a huge walk-in closet. Easy and convenient hallway access to the upper laundry room. A spacious bonus room with wall cabinets and large windows completes this level, perfect for movie nights or play space. The fully finished basement adds even more value with a large recreation room, wet bar, fourth bedroom, and full bathroom—ideal for guests, teenagers, or extended family. Additional features include epoxy garage floor, 9' main floor ceilings, upgraded lighting and plumbing fixtures, a water softener, annual service maintenance of the furnace and a/c unit, custom shed, and a luxurious hot tub. Major exterior updates in 2025 include new shingles, metal eaves (to be completed), and durable siding, offering peace of mind for years to come. This move-in-ready family home offers comfort, function, and timeless design in one of NW Calgary's most sought-after communities. Don't miss your chance to make it yours—call your friendly REALTOR® to book your private showing today!

Built in 2007

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2244788  |
| Price      | \$858,800 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 2,309       |
| Acres          | 0.16        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3 Pantego Way Nw |
| Subdivision | Panorama Hills   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3K 6J1          |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | Dog Park                                                                                                       |
| Parking Spaces | 4                                                                                                              |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Oversized, Side By Side, Front Drive |
| # of Garages   | 2                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                                                                               |
| Heating           | Central, Forced Air, Natural Gas                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                                                      |
| Fireplaces        | Family Room, Gas, Mantle                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                                                                         |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Lighting, Private Yard, Rain Gutters |
|-------------------|--------------------------------------|

|                 |                                                                                                                                  |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Street Lighting, Underground Sprinklers, Views, Reverse Pie Shaped Lot |
| Roof            | Asphalt Shingle                                                                                                                  |
| Construction    | Stone, Vinyl Siding, Wood Frame                                                                                                  |
| Foundation      | Poured Concrete                                                                                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 15              |
| Zoning         | R-G             |
| HOA Fees       | 263             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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