

**228 Pantego Lane NW**  
**Calgary, Alberta**

**MLS # A2208646**



**\$449,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Dinning Table Set, Shoe Rack by the Front Door

\*\*\*OPEN HOUSE APRIL 5 & 6 FROM 1 PM TO 3 PM\*\*\* Welcome to 228 Pantego Lane NW &ndash; a beautifully maintained, move-in-ready home nestled in the heart of the highly desirable community of Panorama Hills. Perfect for first-time home buyers, this spacious and thoughtfully designed property offers 3 bedrooms, 2.5 bathrooms, a fully developed basement, and a single detached garage with driveway. Step inside to discover a bright, open-concept layout ideal for modern living. The kitchen features elegant quartz countertops, stainless steel appliances, and seamlessly connects to the dining and living areas &ndash; making it perfect for both everyday living and entertaining. Additional highlights include upgraded vinyl flooring in main floor and basement and a newer washer and dryer. This home offers exceptional convenience with easy access to both Deerfoot Trail and Stoney Trail, ensuring smooth commutes across the city. You're just minutes from downtown Calgary and a short drive to CrossIron Mills Mall for shopping, dining, and entertainment. Families will love the walking distance to Captain Nichola Goddard School (Grades 6&ndash;9) and the nearby Notre Dame High School (Grades 10&ndash;12), as well as Panorama Hills School (K&ndash;6) for younger children. Living in Panorama Hills means enjoying an abundance of parks, pathways, and family-friendly amenities. You're within a quick walk or drive to convenient shopping and services including Save-On-Foods, TD Bank, Landmark Cinemas, Canadian Tire, and more. Spend your weekends at Vivo for Healthier Generations, the community's recreation and fitness hub, offering programs and activities for all ages. With its premium location, thoughtful upgrades, and pride of ownership throughout, 228 Pantego Lane NW truly offers the best of lifestyle and

value. Don't miss your chance to make this fantastic property your new home!