



## 9 Pantego Link Calgary Alberta

\$780,000

**\*Virtual Tour and Video Teaser Available\*** Open House this Saturday Sep. 14 from 12:00pm to 2:00pm! Nestled in one of the most sought-after neighborhoods in NW, this west-facing backyard walk-out is sure to impress. Boasting 4 bedrooms and 3.5 baths, this home offers both functionality and style, making it ideal for any family. As you step into the open-concept layout, you'll be greeted by 9 foot ceilings and an abundance of natural light flooding the main level. The living area, seamlessly connected to the kitchen, is perfect for hosting guests or unwinding on a cozy evening. The kitchen features ample cabinetry and a separate formal dining area, providing a great space for meals and gatherings. Convenience is key on the main floor, which includes a laundry room and a powder room. Heading upstairs, you'll find a large, sun-filled bonus room with high ceilings, perfect for relaxation or play. The upper level also offers two generously sized bedrooms, a full bath, and a master retreat with a private ensuite. Enjoy summer evenings on the balcony, overlooking the west-facing backyard. The fully developed lower level includes an (illegal) suite with a spacious bedroom, full bath, and direct walk-out access, offering excellent privacy. Don't forget the double attached garage, and the home's proximity to fantastic amenities like schools, restaurants, public transportation, walking paths, and quick access to Stoney Trail and Beddington Trail. New shingles done for the roof (Spring 2024). Schedule a private viewing today with your favorite Realtor! (id:6769)

Furnace 13.75 Ft x 11.42 Ft  
Other 9.42 Ft x 7.58 Ft  
Bedroom 12.75 Ft x 10.00 Ft  
4pc Bathroom 11.08 Ft x 6.00 Ft  
Kitchen 14.83 Ft x 11.92 Ft  
Dining room 10.75 Ft x 9.92 Ft  
Living room 17.50 Ft x 13.17 Ft  
Foyer 11.58 Ft x 6.67 Ft  
Other 12.67 Ft x 10.92 Ft

Laundry room 10.58 Ft x 5.67 Ft  
2pc Bathroom 5.42 Ft x 4.92 Ft  
Bonus Room 17.92 Ft x 12.92 Ft  
Primary Bedroom 14.42 Ft x 11.92 Ft  
Bedroom 10.25 Ft x 10.08 Ft  
Bedroom 10.58 Ft x 10.08 Ft  
4pc Bathroom 10.25 Ft x 8.75 Ft  
4pc Bathroom 9.33 Ft x 4.92 Ft

Listing Presented By:



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See

**Mirror**

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