



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

110 Lissington Drive SW
Calgary, Alberta

MLS # A2216231



\$2,599,999

| | | | |
|------------------|--|---------------|------------------|
| Division: | North Glenmore Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,569 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Heated Garage, Oversized, Triple Garage Attached, Workshop in Garage | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Few Trees | | |

| | | | |
|--------------------|------------------------|-------------------|------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Refrigerator x 2, Bar Fridge x 3, Alarm System - No Contract, TV Wall Mounts, All Built-In Speakers, Hot Tub, Steam Shower Unit, Washer x 2, Dryer x 2

This one-of-a-kind home showcases expert craftsmanship and custom design at every turn. From the moment you enter the grand foyer with its soaring ceilings, you're immersed in a space built to inspire and impress. A dining room provides a spot to host gatherings during festive occasions and features a chic bar and a statement chandelier. A sleek, modern kitchen boasts contemporary cabinetry, a quartz backsplash that flows seamlessly into the countertop, and an oversized island with a waterfall edge and prep sink. High-end appliances, including a 6-piece gas range with double ovens, a beverage fridge, and a eye catching wine cabinet further elevate the culinary experience in this dream kitchen. The spacious living room is ideal for intimate gatherings, with a striking fireplace reaching the double height ceiling, serving as the room's dramatic focal point. Down the hall is a beautifully appointed bedroom/office with a Murphy bed, and a powder room for guests. A mudroom with ample cabinets leads to the oversized triple garage, with in-floor heating, a workshop space, and plenty of room for car lifts and storage requirements. The open layout of this main floor invites an abundance of natural light, and has rich hardwood floors extending seamlessly throughout. Upstairs, the second floor is dedicated to an expansive primary suite providing a private sanctuary, complete with a coffee bar and an impressive walk-in closet that any fashionista would adore. The luxurious ensuite is a true work of art, with hardwood floors transitioning seamlessly into the faux-wood tiled steam shower showcasing the attention to detail and craftsmanship this house represents. A freestanding tub anchors the space, flanked by dual vanities, and a glam station. The thoughtful design continues with a spacious laundry room for added convenience. On the lower level,

you will find a fun mixology centre that leads into the family room, a lively zone of the house ready for movie nights, hanging out, or entertaining friends. You'll also find three well proportioned bedrooms, including one with a private ensuite, plus a shared full bathroom on this level. Outside, the well manicured backyard features a deck and hot tub providing an ideal spot to relax and enjoy your outdoor oasis within the city centre. This property offers an opportunity to experience the pinnacle of luxury living. Schedule a private showing today.