



GRASSROOTS
REALTY GROUP

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83 Lissington Drive SW
Calgary, Alberta

MLS # A2219179



\$2,150,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | North Glenmore Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,162 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 5 | Baths: | 5 full / 1 half |
| Garage: | Double Garage Attached, Oversized | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Composite Siding, Stone, Stucco, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: None.

Captivating custom 4+1 bedroom home in the mature community of North Glenmore Park offering over 4600 sq ft of developed living space. The airy main level presents hardwood floors, high ceilings & is drenched in natural light, showcasing a living room anchored by a feature fireplace & gracious dining area with dry bar that's illuminated by a stylish fixture. Create culinary delights in the stunning kitchen that's beautifully finished with quartz counter tops, island/eating bar, abundant storage space & stainless steel appliances. The addition of a butler's pantry with prep counter, additional storage & sink plus a built-in desk is an added convenience. A private office is tucked away just off the foyer & perfect for a home office setup. Completing the main are a bedroom/flex space/second den with 3 piece ensuite & a 2 piece powder room. The second level hosts a bonus room with dry bar/beverage centre, 3 bedrooms (each with a private ensuite) & laundry room with sink & storage. The primary retreat is a private oasis, boasting a custom walk-in closet & luxurious 5 piece ensuite featuring a lovely oak vanity with dual sinks, relaxing freestanding soaker tub & oversized shower. Basement development is roughed in for in-floor heat & includes large family & games rooms & a comfortable sitting area that's roughed-in for conversion to a media room. The finishing touches to the basement are an exercise room plus fifth bedroom with walk-in closet & direct access to the 3 piece bath that is roughed-in for a steam shower. Other notable features include roughed-in A/C & exterior cameras & built-in speakers. Outside, enjoy the PRIVATE SOUTH BACK YARD with large deck & outdoor gas fireplace & perfect for relaxing or outdoor entertaining. Parking is a breeze with a double attached garage. The location is incredibly

convenient, close to tranquil North Glenmore Park, Glenmore Athletic Park, Earl Grey Golf Club, schools, shopping, public transit & easy access to Crowchild & Glenmore Trails.