



GRASSROOTS
REALTY GROUP

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38 Lissington Drive SW
Calgary, Alberta

MLS # A2256866



\$1,774,900

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,639 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Heated Garage, Insulated, Parking Pad,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions: 4 large white cabinets, 4 Tv's with 3 sound systems, dark brown armoire on second floor that supports primary bedroom Tv

Lissington Drive is the most prestigious street in North Glenmore Park. Front yard greets you with mature trees and maintenance free landscaping. Through the impressive two storey foyer you will be welcomed to a spacious and bright open floor plan. Tropical Acadia hardwood floors throughout main floor, expanding up the stairs, den, and hallway. Beautiful kitchen showcases Bird's-Eye maple cabinetry complete with quartz countertops and backsplash, large kitchen island with breakfast bar and a walk-in pantry. There are 3 nice size bedrooms on second floor with open sitting area overlooking bellow, 4 pc main bathroom and laundry. Primary bedroom features lovely 5 piece bathroom which includes large tub, steam shower, heated floor and double sink vanity. The lower level is fully developed with large theater room including system, 3 pc bathroom with heated floor, large storage room/utility room, with 2 high efficiency furnaces, AC for upper level, solid core interior doors. Other upgrades include new shingles on the house and garage in 2022, pressure treated wood fence and gates in 2024 as well as 50k of poured concrete including patio, hot tub, RV parking large enough to accommodate 42 ft RV , oversized and heated double garage with 50 amp electrical hookup which is currently used for EV charging. Super location, close to all amenities, including best schools, walking distance to Lakeview Golf Course, Glenmore Athletic Park,, Baseball Dimond, 7 Tennis courts, Stu Peppard Arena, parks and transit. Cared for and Just waiting to be enjoyed!