



**GRASSROOTS**  
REALTY GROUP

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**134 Lissington Drive SW**  
**Calgary, Alberta**

**MLS # A2284176**



**\$1,599,900**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,090 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Paneled fridge, second rangehood, A/C roughed-in.

OPEN HOUSE SATURDAY, FEBRUARY 7TH FROM NOON - 2 PM & SUNDAY, FEBRUARY 8TH FROM 11 AM - 1 PM. Stunning new home with full Smart Home capability, built by Libra Homes situated on a 27.6'x120' lot in the heart of North Glenmore Park, offering 3+1 bedrooms & nearly 3000 sq ft of luxurious living space. The open & airy main level presents wide plank hardwood floors, lofty ceilings & stylish light fixtures, showcasing a spacious living room with built-ins that seamlessly transitions into the unique dual style kitchen that's perfect for the entertainer & tastefully finished with quartz counter tops, island/eating bar & the convenience of a built-in oven, induction cooktop stove plus a gas stove with pot filler, 2 rangehoods, full sized fridge & a second smaller built-in paneled fridge with 2 drawers, making prep work & cooking for large gatherings effortless. A bright dining area provides ample space to host family & friends. A private office is located just off the foyer, perfect for a home office setup & a 2 piece powder room completes the main level. Ascend the open riser staircase to the second level that hosts 3 bedrooms, a 5 piece main bath & a well-designed laundry room with sink & storage. The primary retreat boasts a to-die-for walk-in closet & opulent 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & oversized glass enclosed shower. Basement development lends itself to game or movie night, featuring a family/media room with built-in entertainment centre, cozy fireplace, built-in speakers & wet bar with plenty of room for a second seating area. A fourth bedroom & 3 piece bath with rejuvenating steam shower are the finishing touches to the basement. Other notable features, roughed-in A/C, LED lighting throughout, large back deck & double detached garage with enough space to park a larger vehicle. The location is incredibly

convenient, close to Glenmore Athletic Park, Lakeview & Earl Grey Golf Clubs, schools, shopping, public transit & effortless access to Glenmore & Crowchild Trails.