



**134 Lissington Drive SW
Calgary, Alberta**

MLS # A2284176



\$1,499,900

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

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

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.

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.