



GRASSROOTS
REALTY GROUP

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**56 Lissington Drive SW
Calgary, Alberta**

MLS # A2146164



\$2,300,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,959 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Oversized, RV Garage, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Native Plants, Rectan		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Welcome to this brand-new CUSTOM BUNGALOW in beautiful and peaceful NORTH GLENMORE PARK! This 4 BEDROOM + OFFICE/GYM, 3 BATHROOM, SOUTH FACING home offers 3,700 sq ft of livable space, perfect for a growing family or a forever home. This meticulously crafted CONTEMPORARY-TRADITIONAL home features CUSTOM millwork, timeless ARCHES, tons of built-in storage, elegant tones, textures and premium finishes, making it a perfect blend of comfort and style. After you admire the stunning curb appeal of NATURAL STONE and CEDAR beams, you walk into a large foyer and are greeted by an abundance of NATURAL LIGHT beaming through the luxury German-made windows/doors, and ample built-in cabinets. To the left, a classy formal dining room with a custom designed arched COFFEE-BAR nook. The SOLID wood/glass pocket doors lead you through the BUTLER'S PANTRY which includes a large PREP COUNTER and sink, ceiling-height cabinets, and a beverage cooler. The kitchen features beautiful custom millwork with white oak ceiling-height cabinets, QUARTZ countertops & backsplash, VENETIAN textured range hood, glass show cabinets, pot filler, built-in spice racks, large 12ft island with EXTRA undercounter storage, massive fridge/standing freezer and premium appliances and fixtures; this kitchen and butcher's party is truly a DREAM for a chef or host. The open and airy living room features 15ft vaulted ceilings, natural light, quartz gas fireplace with venetian textures, solid oak feature wall, and built-in entertainment. From the living room you walk out through double sliding doors that lead you to the large PRIVATE deck, beautifully landscaped backyard with mature trees and into a 3-car garage with an OVERSIZED bay to fit your RV or BOAT. Coming back into the house, take off your

shoes in the mudroom with an ARCHED doorway and includes a bench and more custom storage! The master bedroom features vaulted ceilings, large windows, another textured gas fireplace, solid oak features, built-in entertainment and elegant lighting. The MASSIVE walk-in-closet includes custom designed cabinets/shoe racks/hanging compartments with an alluring warm sand colour. The ensuite bathroom shows a pleasing aesthetic with its white oak vanities and storage, custom mirrors, large soaker tub with beautiful feature wall, IN FLOOR HEATING and an OVERSIZED STEAM shower. Also on the main floor is a second bedroom, laundry room, and FULL bathroom with heated flooring and warm finishes. Head down the stairs and admire the gorgeous custom railing and walk into a large open space that can be used for a gym. There are 2 nicely sized bedrooms and an office, a large finished mechanical room, a lovely in-floor heated bathroom, a large rec room with heated floors, TV entertainment and a WET BAR. This amazing home will not only make you happy, but the area surrounding is unbeatable. With unmatched parks, schools, shopping and food/entertainment such as RIVER PARK, SANDY BEACH, MARDA LOOP, DOWNTOWN and MORE. Book a showing today!