



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

38 Lissington Drive SW
Calgary, Alberta

MLS # A2202343



\$1,899,888

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:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Land		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Hardwood, Slate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco

Foundation: Poured Concrete

Features: Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: 4 large white cabinets, 4 TV's with 3 sound systems, dark brown armoire on 2nd floor that supports master 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 Acacia hardwood floors throughout the entire main floor, extending 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. 3 nice size bedrooms on second floor with open sitting area overlooking below. Master bedroom features lovely 5 pc bathroom which includes, large tub, steam shower, heated floor and double-sink vanity. Lower level is fully developed with large theatre room including system, 3 pc bathroom with heated floor, large storage /utility room with 2 high efficiency furnaces, AC for upper level, solid core interior doors. Other upgrades include new shingles on house and garage in 2022, New pressure treated wood fence and gates built in 2024 as well as 50k of poured concrete including patio and RV parking large enough to accommodate 42ft RV, oversized, heated double garage and 50amp electrical hook up which is currently used for EV charging. Super location, close to all amenities, including best schools, walking distance to Lakeview Golf Course, shopping, parks and transit. Check out virtual tour! You will love this ready to move in home!