

83 Lissington Drive SW
Calgary, Alberta

MLS # A2219179

\$2,150,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,162 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound		
Inclusions:	None.		

Captivating custom 4+1 bedroom home in the mature community of North Glenmore Park offering over 4600 sq ft of developed living space. The airy main level presents hardwood floors, high ceilings & is drenched in natural light, showcasing a living room anchored by a feature fireplace & gracious dining area with dry bar that's illuminated by a stylish fixture. Create culinary delights in the stunning kitchen that's beautifully finished with quartz counter tops, island/eating bar, abundant storage space & stainless steel appliances. The addition of a butler's pantry with prep counter, additional storage & sink plus a built-in desk is an added convenience. A private office is tucked away just off the foyer & perfect for a home office setup. Completing the main are a bedroom/flex space/second den with 3 piece ensuite & a 2 piece powder room. The second level hosts a bonus room with dry bar/beverage centre, 3 bedrooms (each with a private ensuite) & laundry room with sink & storage. The primary retreat is a private oasis, boasting a custom walk-in closet & luxurious 5 piece ensuite featuring a lovely oak vanity with dual sinks, relaxing freestanding soaker tub & oversized shower. Basement development is roughed in for in-floor heat & includes large family & games rooms & a comfortable sitting area that's roughed-in for conversion to a media room. The finishing touches to the basement are an exercise room plus fifth bedroom with walk-in closet & direct access to the 3 piece bath that is roughed-in for a steam shower. Other notable features include roughed-in A/C & exterior cameras & built-in speakers. Outside, enjoy the PRIVATE SOUTH BACK YARD with large deck & outdoor gas fireplace & perfect for relaxing or outdoor entertaining. Parking is a breeze with a double attached garage. The location is incredibly

convenient, close to tranquil North Glenmore Park, Glenmore Athletic Park, Earl Grey Golf Club, schools, shopping, public transit & easy access to Crowchild & Glenmore Trails.