



**GRASSROOTS**  
REALTY GROUP

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**83 Lissington Drive SW**  
**Calgary, Alberta**

**MLS # A2219179**



**\$2,150,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,162 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, 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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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.

OPEN HOUSE SUNDAY, JUNE 29TH FROM 11 AM - 1 PM. 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.