



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

14 Lissington Drive SW
Calgary, Alberta

MLS # A2297795



\$2,995,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,759 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: N/A

Experience an extraordinary expression of modern luxury in this architecturally striking residence designed by Midnight Designs, with interiors curated by Stephanie Martin and meticulously built by Ambedo Homes. Thoughtfully composed with clean contemporary lines, expansive windows, and a refined material palette, the home offers over 5,500 square feet of total developed living space, including a fully finished lower level and a rare attached triple tandem garage. The main floor unfolds through a dramatic open concept layout where natural light fills the interiors, and wide plank hardwood flooring and warm textures create an inviting yet sophisticated atmosphere. A welcoming foyer introduces the home's architectural language, while a private main floor office offers a refined workspace with custom built in cabinetry. The heart of the home is the stunning chef's kitchen designed as both a functional workspace and architectural showpiece, highlighted by an oversized waterfall island finished in bold stone with rich burgundy veining, custom cabinetry with integrated hardware, and a concealed range wall framed by textured metal panels and full height stone surfaces. Premium appliances are complemented by a fully equipped walk through pantry with additional prep space and storage, while the adjacent dining and living areas flow seamlessly together, anchored by a striking linear fireplace set within a dramatic feature wall, custom oak panelling, and expansive windows. A thoughtfully designed mudroom with built in storage connects directly to the attached triple tandem garage, while sculptural lighting, curved millwork transitions, wood stair treads, and a dramatic staircase illuminated by large picture windows add architectural presence throughout the home. The upper level offers four bedrooms, including an exceptional primary retreat, a central loft

style bonus space, and a convenient laundry room with built in cabinetry. The primary suite unfolds through a series of elegant spaces beginning with the serene bedroom and continuing through a dressing gallery lined with windows into a boutique style walk through wardrobe with custom cabinetry and a center island. The spa inspired ensuite features a freestanding soaker tub beside oversized windows, custom double vanities with brass hardware, in floor heating, and a large walk in steam shower finished with full height stone tile, bench seating, and dual rainfall and handheld fixtures. The fully developed lower level expands the home's functionality with a spacious recreation and media lounge, gym, one additional bedroom, and a full bathroom ideal for guests or extended family. Situated on a quiet tree lined street in one of Calgary's most sought after inner city communities, this exceptional residence offers a rare combination of architectural sophistication, curated interiors, and elevated modern living just minutes from parks, schools, and the city's best amenities. Call today to book your private tour!