



**10 Lissington Drive SW  
Calgary, Alberta**

**MLS # A2316876**



**\$2,299,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | North Glenmore Park   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 3,419 sq.ft.  | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached, Oversized   |               |                  |
| <b>Lot Size:</b> | 0.14 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, City Lot, Lawn, Low Maintenance Landscape, Rectangular Lot, St |               |                  |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |

**Features:** Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Outdoor Ceiling Speakers, Interior Ceiling Speakers, Wired Security System, Exterior Cameras (3), Ring Doorbell & Sensors (3), Beverage Fridge, Projector & Screen, Vacuflow, TV Mounts (5), Outdoor Built-in BBQ, Built-in Patio Heater, Electric Garage Heater, WATTS Exterior LED Lights, Irrigation

Experience elevated living in this exceptional custom luxury home in North Glenmore Park, built by award-winning William Blake Homes ,offering over 3,400 sq ft, 6 beds, and 4.5 baths. Designed with a seamless blend of modern architecture, high-end finishes, and everyday functionality. As you enter, you're greeted by a spacious foyer that flows effortlessly into a stunning open-concept main floor, defined by soaring ceilings, expansive windows, and abundant natural light. At the heart of the home is a chef-inspired kitchen featuring custom cabinetry, premium Jenn-Air appliances, quartz countertops, and an oversized island&mdash;perfect for both everyday living and sophisticated entertaining. The adjoining dining area and elegant living room, anchored by a sleek linear fireplace, create a warm yet refined atmosphere. Designed for today&rsquo;s lifestyle, the main floor also offers a glass-enclosed office and an additional private den with built-in millwork, giving you a dedicated space to work or play room that doesn't take up the whole house. A well-appointed mudroom with 5 custom lockers provides exceptional storage and direct access to the heated oversized double garage. Upstairs, the primary suite is an absolute dream. The walk-in closet is spacious, and the ensuite feels like a spa, with dual showerheads (including a rain shower and spray nozzle), a steam shower, and in-floor heating. It&rsquo;s pure luxury. The other THREE beds are generously sized, with one enjoying a private 3-pc ensuite and the other two sharing a lovely 5-pc Jack-and-Jill ensuite with a skylight. The fully developed lower level is designed for entertainment & wellness. The media room is set up for movie nights or big game days with a 120&rdquo; projector screen and built-in surround sound for an immersive experience. There's also a gym OR 6th bed, a games area with pool table, a wet bar,

in floor heating, and the integrated whole-home audio enhances both indoor and outdoor experiences. Step outside to your private outdoor oasis, complete with a covered deck with built-in heater, outdoor speakers, built-in BBQ station, irrigation system, and ambient gemstone lighting—perfect for year-round entertaining. The oversized double garage (27 Wx 23 D) with a heater provides more than enough space for your cars, plus extra storage. The home also has all the smart tech you could want plus multi-zone air conditioning, a VacuFlow system on all three floors, and motion-sensor lighting. Ideally located just minutes from the vibrant shops and dining of Marda Loop, Glenmore Reservoir's scenic walking & cycling paths, top-rated schools including Altadore School (K-6), private specialized learning at Rundle Academy and Master's Academy & College, along with nearby options like Lycée international de Calgary and Central Memorial. This home offers the perfect balance of luxury, lifestyle, and location. A rare opportunity to own a turnkey luxury residence in North Glenmore Park—where sophisticated design meets everyday living.