



GRASSROOTS
REALTY GROUP

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95 Lissington Drive SW
Calgary, Alberta

MLS # A2338870



\$2,000,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,691 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Rear, Heated Garage, Insulated, Oversized, Tandem, Triple G		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot, Treed, Underg		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Wet Bar, Wired for Sound, Wood Windows		
Inclusions:	TV Mounts, Upright Freezer in Basement		

Completely built by a custom homebuilder as his family's own home, no detail was spared in the construction of this exceptional contemporary Craftsman-style bungalow. This sophisticated home features rich red oak floors, triple glazed windows, crown mouldings, custom built-ins, and integrated speakers throughout the main floor. In addition to a dedicated front office, bedroom and 2-piece powder room, the main floor living room with gas fireplace flows into a formal dining room with coffered ceilings. At its heart, the chef's kitchen boasts granite counters, in-cabinet lighting, massive pull-out pantry drawers, gas cooktop, double ovens, and integrated panelled appliances. Adjacent to the kitchen, the sunlit breakfast nook features sliding doors leading to a beautifully designed two-tier outdoor south-facing living space featuring maintenance-free composite decking, built-in barbecue, gas line for a fire table, and a pergola. The fully landscaped backyard oasis includes mature and succession-planned trees for shade and privacy, with raised gardens, perennials and an irrigation system. Completing the main floor, the primary suite serves as a serene retreat with a large window and bench storage, ceiling fan, and walk-in closet. The five-piece spa ensuite comes complete with heated floors, dual vanities, makeup station, deep soaker tub, and custom tile shower. Finished in classic wainscoting, the lower level expands your living space with a second gas fireplace, media room, wet bar, expansive storage, and wool carpet. A large 3rd bedroom includes a walk-in closet and built-in desk and dresser. The generously sized and well-lit four-piece bath and laundry room, which were completed only two years ago, include heated floors. The finished, heated triple garage features epoxy floors, built-in cabinets and workbench, space for two full size trucks, and ceiling heights

tailored for either a lift for more vehicles or a golf simulator. Perfectly situated on a quiet street in North Glenmore Park, this home is just minutes from downtown and steps to top schools, golf courses, tennis courts, and Glenmore Reservoir pathways.