



THE
A-TEAM

**RE/MAX
FIRST**

176 LISSINGTON Drive, Calgary T3E 5E5

MLS®#: **A2153027** Area: **North Glenmore Park** Listing Date: **07/30/24** List Price: **\$1,247,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,013 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,071**
 Low Sqft:
 Ttl Sqft: **2,071**

DOM

50
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped,Street Lighting,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor Roughed-In,Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Cement Fiber Board**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Wine Refrigerator**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`9" x 13`2"
Dining Room	Main	10`2" x 16`6"
Pantry	Main	4`10" x 5`1"
Other	Main	10`11" x 19`7"
2pc Bathroom	Main	4`11" x 5`0"
5pc Ensuite bath	Upper	13`7" x 9`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	17`7" x 8`9"
Entrance	Main	9`11" x 3`3"
Mud Room	Main	9`3" x 5`1"
Other	Main	9`9" x 3`4"
Bedroom - Primary	Upper	14`8" x 12`11"
Walk-In Closet	Upper	7`1" x 8`5"

Laundry	Upper	7`3" x 6`1"	5pc Bathroom	Upper	9`0" x 7`8"
Bedroom	Upper	12`7" x 11`0"	Walk-In Closet	Upper	3`6" x 5`6"
Bedroom	Upper	12`8" x 11`1"	Walk-In Closet	Upper	3`6" x 5`3"
Family Room	Basement	17`0" x 15`5"	Other	Basement	3`9" x 8`3"
Exercise Room	Basement	7`11" x 7`11"	4pc Bathroom	Basement	4`11" x 8`3"
Furnace/Utility Room	Basement	8`1" x 5`11"	Bedroom	Basement	11`10" x 11`2"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **2211530**

Remarks

Pub Rmks: **** OPEN HOUSE: Sept. 19th 1-4pm and Sept. 20th 1-4pm ** Featuring an extra-wide corner lot at 176 Lissington Drive, where luxury harmonizes with comfort in every detail. This exquisite property, built by Nascent Builders in the community of North Glenmore Park, is within walking distance to nearby schools, parks, and restaurants. Upon stepping into the heart of the home, you'll be greeted by a bright dining area with built-in cupboards, 10 ft smooth painted ceilings, and wide-plank engineered oak hardwood flooring. Proceeding to the gourmet kitchen, equipped with high-end appliances, a massive 14 ft island, Quartz Countertops, full-height oak cabinets, and a beautifully selected backsplash, this culinary masterpiece is sure to inspire your inner chef. The open floor concept plan seamlessly connects the kitchen to the living and dining area, creating an inviting atmosphere for gatherings with loved ones. Cozy up by the gas fireplace with built-ins, illuminated by natural light streaming through the double sliding patio doors. A walk-in pantry and mudroom offer added functionality, keeping your home organized and clutter-free. Venturing upstairs to discover a luxurious retreat in the master bedroom with a vaulted ceiling, walk-in closet, and a spa-like ensuite bathroom featuring dual vanities with Delta Trinsic faucets, a soaker tub, a huge walk-in shower with a rainfall showerhead, and indulgent in-floor heating. The upper floor offers 9 ft ceilings with 8 ft doors throughout. Two additional bedrooms, a full laundry room with Quartz Countertops, and a full bathroom complete the upper floor of the house. The fully finished basement offers extra storage underneath stairs, a wet bar with a wine fridge included, roughed-in security features, roughed-in speakers, roughed-in in-floor heating with 9 ft ceiling height. Also, a separate gym, 4th bedroom, full bathroom, and spacious rec room - perfect for hosting movie nights or entertaining friends. Outside, you can enjoy the full-width rear deck, south facing yard and a double garage offers convenient parking, The landscaping and lot fencing will be done in spring. Don't miss this opportunity, schedule your showing today, and experience the unparalleled elegance of 176 Lissington Drive.**

Inclusions: **None**
 Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













