

83 LISSINGTON Drive, Calgary T3E 5E4

MLS®#: **A2164203** Area: **North Glenmore Park** Listing Date: **09/12/24** List Price: **\$2,499,900**
 Status: **Active** County: **Calgary** Change: **-\$100k, 07-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **6,092 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,210**
 Low Sqft:
 Ttl Sqft: **3,210**

DOM

70
Layout
 Beds: **6 (4 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Few Trees,Private,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Attached,Garage Faces Rear,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stone,Stucco,Wood Frame,Wood Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,Pantry,Recessed Lighting,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`8" x 5`1"	3pc Ensuite bath	Main	5`11" x 10`2"
Bedroom	Main	13`0" x 12`10"	Dining Room	Main	10`1" x 10`2"
Foyer	Main	14`2" x 8`4"	Kitchen	Main	14`10" x 17`5"
Living Room	Main	14`11" x 17`2"	Mud Room	Main	7`4" x 10`0"
Office	Main	11`10" x 11`8"	Pantry	Main	6`6" x 13`6"
4pc Ensuite bath	Upper	4`11" x 9`8"	4pc Ensuite bath	Upper	11`2" x 5`1"

5pc Ensuite bath Upper 12`8" x 10`9"
Bedroom Upper 13`0" x 14`11"
Laundry Upper 5`9" x 9`8"
Walk-In Closet Upper 12`11" x 8`2"
Bedroom Basement 12`0" x 18`5"
Bedroom Basement 10`6" x 10`10"
Furnace/Utility Room Basement 11`6" x 6`2"

Bedroom Upper 15`3" x 11`6"
Family Room Upper 15`8" x 20`6"
Bedroom - Primary Upper 14`11" x 15`6"
3pc Bathroom Basement 9`11" x 5`1"
Den Basement 14`8" x 19`1"
Game Room Basement 26`0" x 26`8"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C1
 Legal Desc: **3057HP**

Remarks

Pub Rmks: **Discover Your Dream Home: Stunning Custom 2-Storey Residence in Serene North Glenmore Park! Welcome to this beautifully crafted custom home, perfectly nestled in the tranquil and picturesque North Glenmore Park. This remarkable north-facing residence features 6 bedrooms plus an office, 5.5 bathrooms, and an impressive 4,632 square feet of thoughtfully designed living space—ideal for growing families or as your forever home. Designed to blend contemporary elegance with traditional charm, this home showcases exquisite custom millwork, abundant built-in storage, and elegant finishes throughout. The striking curb appeal is enhanced by natural stone and wood siding, inviting you into a grand foyer bathed in natural light from luxury windows and doors. To the left, discover a spacious home office, while the right side offers a main-floor bedroom complete with a 3-piece ensuite. The main level boasts a refined casual dining area that seamlessly flows into the family room and kitchen. The butler's pantry is a chef's delight, featuring a large prep counter, sink, ceiling-height cabinets, a full-sized refrigerator, and a convenient work desk. The gourmet kitchen is truly a chef's dream, equipped with custom millwork, white ceiling-height cabinets, quartz countertops, a stylish custom range hood, a large island with a breakfast bar and under-counter storage, a massive fridge/freezer combo, and top-of-the-line appliances. Adjacent to the kitchen, the open and airy living room features a quartz gas fireplace and generous natural light. Double sliding doors lead to a spacious private deck with an outdoor gas fireplace, overlooking a beautifully landscaped backyard adorned with mature trees. A two-car garage and a convenient mudroom complete this level. The master suite is a luxurious retreat, highlighted by expansive windows, elegant lighting, and a massive walk-in closet featuring custom-designed cabinets and organized spaces. The opulent ensuite boasts beige oak vanities, custom mirrors, a large soaker tub, and a separate shower. The upper floor also includes two additional bedrooms, a laundry room, a dry bar, and a full bathroom with warm, inviting finishes. Descend to the lower level to find a spacious recreation room, two more bedrooms, versatile flex space, a large mechanical room, and another full bathroom—perfect for entertainment with a dry bar for hosting guests. This exceptional home not only promises comfort and style but also offers an unbeatable location near outstanding parks, schools, shopping, and dining. Enjoy nearby attractions such as River Park, Sandy Beach, Marda Loop, and Downtown. Don't miss this opportunity—schedule your showing today!**

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

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









