



THE A-TEAM

RE/MAX FIRST

83 LISSINGTON Drive, Calgary T3E 5E4

MLS@#: A2164203 Area: North Glenmore Park Listing Date: 09/12/24 List Price: \$2,850,000
Status: Active County: Calgary Change: None 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 7
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)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Bedroom, Foyer, Living Room, Office, 4pc Ensuite bath, 3pc Ensuite bath, Dining Room, Kitchen, Mud Room, Pantry, 4pc Ensuite bath.

5pc Ensuite bath	Upper	12`8" x 10`9"	Bedroom	Upper	15`3" x 11`6"
Bedroom	Upper	13`0" x 14`11"	Family Room	Upper	15`8" x 20`6"
Laundry	Upper	5`9" x 9`8"	Bedroom - Primary	Upper	14`11" x 15`6"
Walk-In Closet	Upper	12`11" x 8`2"	3pc Bathroom	Basement	9`11" x 5`1"
Bedroom	Basement	12`0" x 18`5"	Den	Basement	14`8" x 19`1"
Bedroom	Basement	10`6" x 10`10"	Game Room	Basement	26`0" x 26`8"
Furnace/Utility Room	Basement	11`6" x 6`2"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **3057HP**

Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to this exquisite CUSTOM 2 Storey home nestled in the serene and picturesque NORTH GLENMORE PARK! This stunning North-facing residence offers 6 BEDROOMS plus an OFFICE, 5.5 BATHROOMS, and an impressive 4,632 sqft of thoughtfully designed living space, making it an ideal choice for a growing family or your forever home. Blending CONTEMPORARY and TRADITIONAL styles, this home showcases CUSTOM millwork, abundant built-in storage, and elegant finishes throughout. The striking curb appeal is enhanced by NATURAL STONE and wood siding. As you step into the grand foyer, you'll be welcomed by an abundance of NATURAL LIGHT streaming through luxury windows and doors, complemented by ample built-in cabinetry. To the left, you'll find a spacious home office, while the right side features a main-floor bedroom with 3 piece ensuite. The main level also includes a refined casual dining area that flows seamlessly into the family room and kitchen. The BUTLER'S PANTRY is equipped with a large prep counter, sink, ceiling-height cabinets, a full-sized refrigerator, and a convenient work desk space. The gourmet kitchen is a chef's dream, boasting custom millwork, white ceiling-height cabinets, QUARTZ countertops, a stylish custom range hood, a large island with breakfast bar and under-counter storage, a massive fridge/freezer combo, and premium appliances and fixtures. Adjacent to the kitchen is the open and airy living room, highlighted by a quartz gas fireplace and abundant natural light. Double sliding doors open to a large PRIVATE deck with this amazing outdoor gas fireplace with stone and a beautifully landscaped backyard with mature trees, leading to a 2-car garage with a convenient mudroom/walkway to the home. The master suite is a retreat unto itself, featuring expansive windows, elegant lighting, and a MASSIVE walk-in closet with custom-designed cabinets, shoe racks, and hanging compartments in a warm sand color. The luxurious ensuite includes beige oak vanities, custom mirrors, a large soaker tub, and a separate shower. The upper floor also hosts 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, 2 additional bedrooms, versatile flex space, a large mechanical room, and another full bathroom. This level is perfect for TV entertainment and includes a dry bar for hosting. This exceptional home not only promises comfort and style but is also situated in an unbeatable location with proximity to outstanding parks, schools, shopping, and dining. Enjoy nearby attractions such as RIVER PARK, SANDY BEACH, MARDA LOOP, and DOWNTOWN. Don't miss out—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









