



THE A-TEAM

RE/MAX FIRST

103 LISSINGTON Drive, Calgary T3E 5E4

MLS@#: A2176901 Area: North Glenmore Park Listing Date: 11/03/24 List Price: \$2,299,999
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1976
Lot Information
Lot Sz Ar: 7,201 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,827
Low Sqft:
Ttl Sqft: 2,827

DOM
11
Layout
Beds: 6 (4 2 )
Baths: 4.0 (4 0)
Style: 2 Storey
Parking
Ttl Park: 7
Garage Sz: 3

Access:
Lot Feat: Back Lane,Back Yard,Landscaped,Pie Shaped Lot,Private
Park Feat: Off Street,Parking Pad,RV Access/Parking,Triple Garage Detached

Utilities and Features

Roof: Asphalt
Heating: Forced Air
Sewer:
Ext Feat: Garden,Lighting,Private Entrance,Private Yard,Storage

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

Kitchen Appl: Bar Fridge,Built-In Oven,Dishwasher,Microwave,Range,Range Hood,Refrigerator,Washer/Dryer
Int Feat: Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Dining Room, Pantry, Bedroom, Bedroom - Primary, and 5pc Ensuite bath.

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Mud Room, Bedroom, 3pc Bathroom, Walk-In Closet, and Laundry.

<b>Bedroom</b>	<b>Upper</b>	<b>16`7" x 10`4"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`5" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`6" x 4`10"</b>	<b>Loft</b>	<b>Upper</b>	<b>11`2" x 6`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>23`1" x 12`6"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>11`11" x 10`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`3" x 10`3"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`8" x 5`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`1" x 9`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`3" x 10`4"</b>

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Nestled on a serene tree-lined street in the sought-after North Glenmore Park, this architectural masterpiece exquisitely blends a modern contemporary design with functionality. Situated on a nearly 7500 square feet lot this exceptional residence has 6 bedrooms, and 4 bathrooms spread marvellously across nearly 4000sq.ft of living space. From the moment you walk in, this home's sleek architectural lines, paired with Yellow Balua wood siding and steel accents create the landscape of luxury that carries through the build. Inside, the stunning hardwood floors, illuminated by natural light, creates an inviting atmosphere. Luxury is evident in every detail, from custom millwork and built-in features to custom European windows, Italian plaster feature walls and designer lighting. The kitchen is truly a dream for culinary enthusiasts, boasting high end appliances, a separate pantry behind a hidden door, and a massive island that seamlessly combines style and practicality. The kitchen and living areas flow together beautifully, centered around an impressive wall of floor-to-ceiling windows that fill the space with light and warmth. The main floor is capped off with two bedrooms with one designed to serve as a tranquil home office. Heading upstairs you are greeted by a spacious loft with views that line up with the gorgeous trees and nature. The primary suite serves as a luxurious escape, featuring a spacious bedroom, a spa-like en-suite bathroom, and a gigantic walk-in closet. The secondary bedroom includes its own en-suite bathroom and walk-in closet alongside the stunning high windows for privacy and comfort. The basement is designed for family entertainment, offering a spacious rec room and gym. This level also includes two additional bedrooms and a bathroom with in floor heating is ideal for hosting guests. Outdoors you have an oversized triple car garage with enough space for all your needs and can even house a car lift! For added convenience, there is a separate outdoor RV parking adjacent to the garage. The backyard is further elevated with the mature trees, serene landscaping and an enormous concrete patio. Situated close to top schools, parks, Earl Grey Golf Club, North Glenmore Park, shopping, and Mount Royal University, and only a quick 10-minute drive to downtown, this home provides a unique combination of luxury, convenience, and elegance.**

Inclusions: **N/A**  
 Property Listed By: **eXp Realty**

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













