



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**110 LISSINGTON Drive, Calgary T3E 5E3**

MLS®#: **A2179078**      Area: **North Glenmore Park**      Listing Date: **11/15/24**      List Price: **\$2,795,000**  
 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: **7,707 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,569**  
 Low Sqft:  
 Ttl Sqft: **2,569**

DOM

**5**  
Layout  
 Beds: **4 (1 3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Corner Lot,Few Trees**  
 Park Feat: **Heated Garage,Oversized,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt**  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Window Coverings**  
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s),Wet Bar,Wired for Sound**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>22`0" x 16`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`0" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`6" x 15`6"</b>	<b>Foyer</b>	<b>Main</b>	<b>19`6" x 10`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>17`0" x 5`6"</b>	<b>Den</b>	<b>Main</b>	<b>11`6" x 10`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`6" x 5`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>21`6" x 15`0"</b>

<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`6" x 7`6"</b>	<b>Laundry</b>	<b>Basement</b>	<b>6`0" x 6`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`0" x 15`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 10`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`0" x 12`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`6" x 10`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`0" x 8`0"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>9`6" x 4`6"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>14`6" x 12`0"</b>

Legal/Tax/Financial

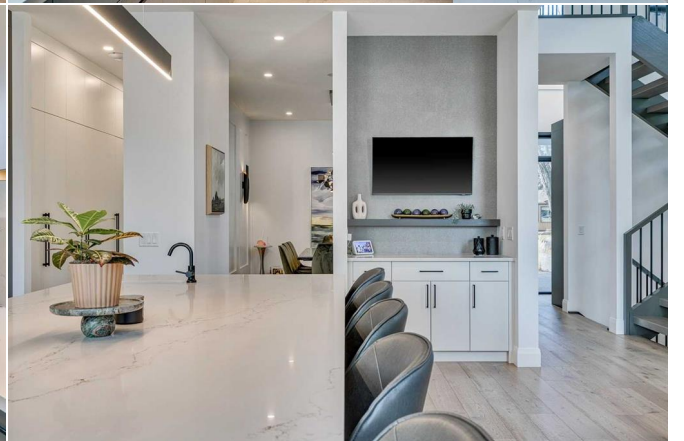
Title: Zoning:  
**Fee Simple R-CG**  
 Legal Desc: **3057HP**

Remarks

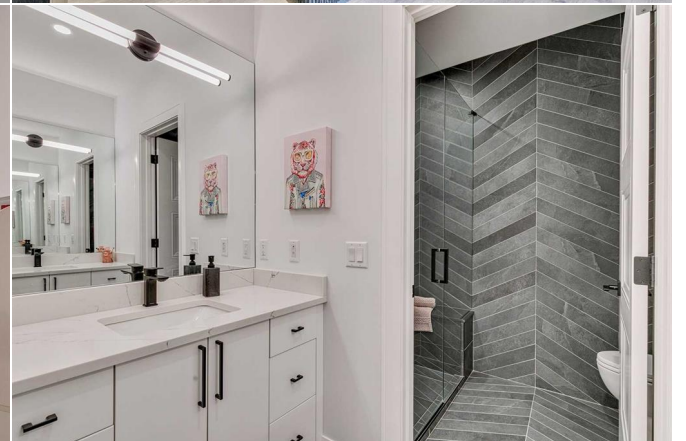
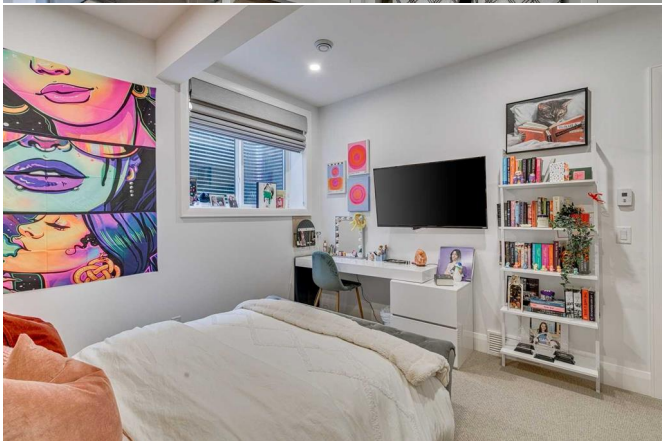
Pub Rmks: **Imagine life in this sophisticated, bespoke home in the heart of North Glenmore Park; a meticulously crafted residence, perfect for families with older children. Step into the stunning foyer with twenty foot soaring ceilings, offering a glimpse of the elegance that awaits. A dining room provides a spot to host gatherings during festive occasions and features a chic bar and a statement chandelier. A sleek, modern kitchen boasts contemporary cabinetry, a quartz backsplash that flows seamlessly into the countertop, and an oversized island with a waterfall edge and prep sink. High-end appliances, including a 6-piece gas range with double ovens, a beverage fridge, and a eye catching wine cabinet further elevate the culinary experience in this dream kitchen. The spacious living room is ideal for intimate gatherings, with a striking fireplace reaching the double height ceiling, serving as the room's dramatic focal point. Down the hall is a beautifully appointed office with a hidden Murphy bed, and a powder room for guests. A mudroom with ample cabinets leads to the oversized triple garage, with in-floor heating, a workshop space, and plenty of room for car lifts and storage requirements. The open layout of this main floor invites an abundance of natural light, and has rich hardwood floors with in-floor heat extending seamlessly throughout. Upstairs, the second floor is dedicated to an expansive primary suite providing a private sanctuary, complete with a coffee bar and an impressive walk-in closet that any fashionista would adore. The luxurious ensuite is a true work of art, with hardwood floors transitioning seamlessly into the faux-wood tiled steam shower showcasing the attention to detail and craftsmanship this house represents. A freestanding tub anchors the space, flanked by dual vanities, and a glam station. The thoughtful design continues with a spacious laundry room for added convenience. On the lower level, you will find a fun mixology corner that leads into the family room—a lively zone of the house ready for movie nights, hanging out, or entertaining friends. Three well-sized bedrooms, one with an ensuite, and a Jack-and-Jill bathroom make this floor ideal for older children or guests. Outside, the well-manicured backyard features a deck and hot tub providing an ideal spot to relax and enjoy your outdoor oasis within the city centre. Additional highlights include Sonos Sound System with Polk Audi Speakers throughout the home, security system that is complete Hikvision Exterior Cameras, and in-ground sprinklers with in-ground accent lighting. This property offers an opportunity to experience the pinnacle of luxury living. Schedule a private showing today.**

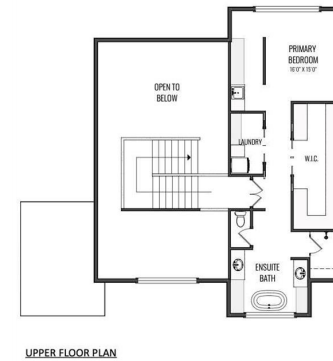
Inclusions: **Refrigerator x2, Bar Fridge x3, Alarm System No Contract, TV Wall Mounts, All Built-In Speakers, Hot Tub, Steam Shower Unit, Washer x2, Dryer x2**  
 Property Listed By: **RE/MAX House of Real Estate**

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











**BASEMENT PLAN**