



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
Finished Floor Area:
Abv Sqft: 2,569
Low Sqft:
Ttl Sqft: 2,569
Lot Sz Ar: 7,707 sqft
Lot Shape:

DOM

78
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, Mud Room, Laundry, Dining Room, Foyer, Den, Game Room.

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

Legal/Tax/Financial

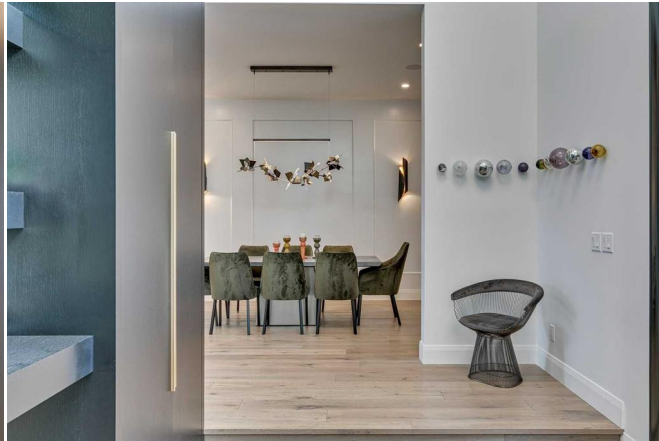
Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **3057HP**

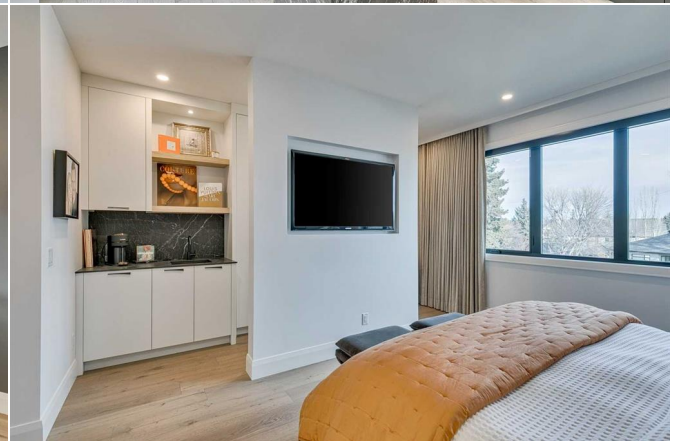
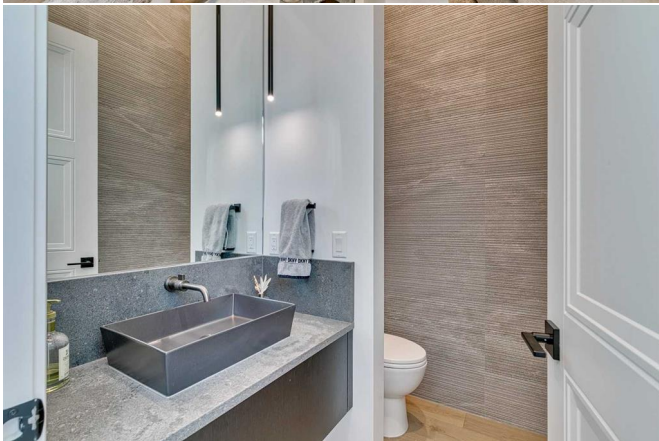
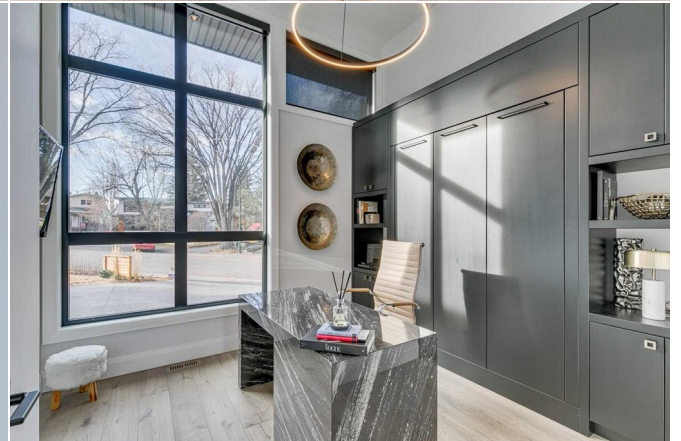
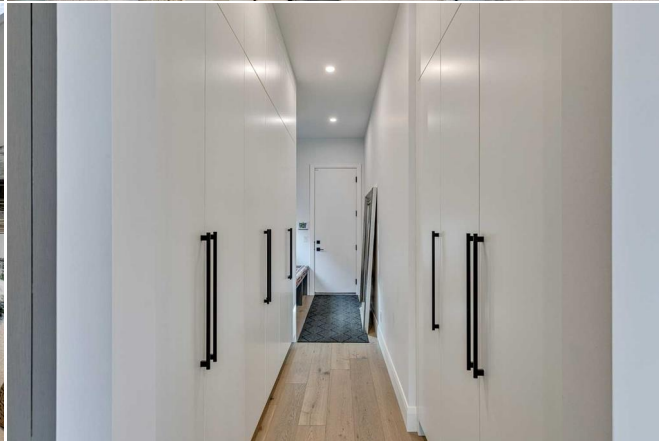
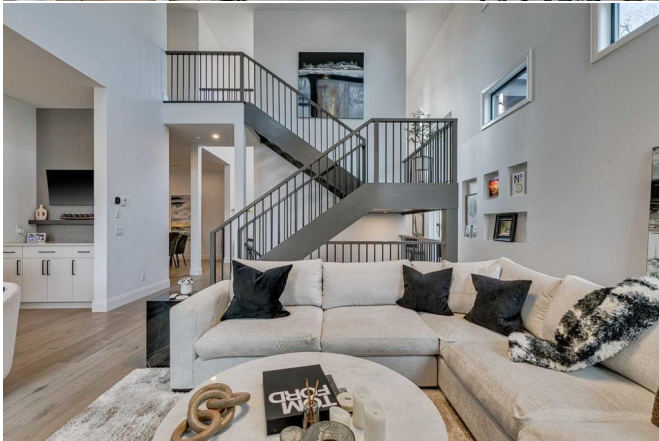
Remarks

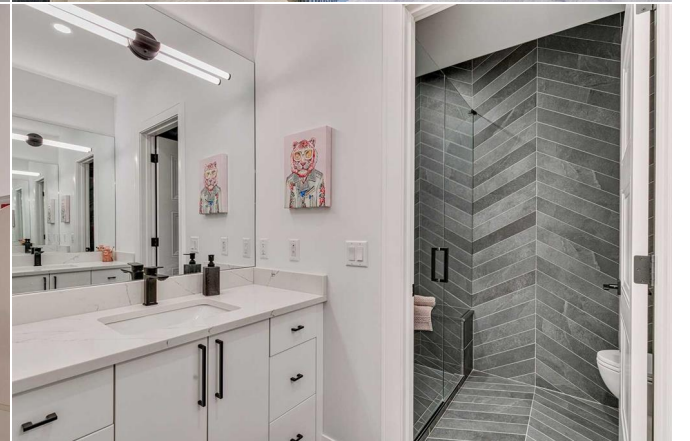
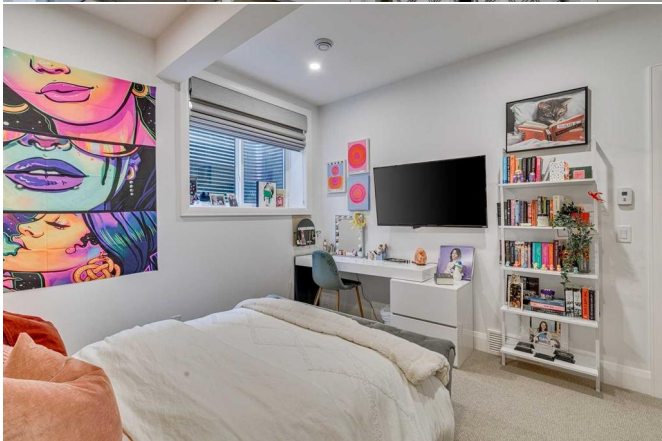
Pub Rmks: **Imagine life in this sophisticated, bespoke home in the heart of North Glenmore Park; a meticulously crafted residence, perfect for families with older children. Step into the stunning foyer with twenty foot soaring ceilings, offering a glimpse of the elegance that awaits. A dining room provides 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