



THE
A-TEAM

**RE/MAX
FIRST**

38 LISSINGTON Drive, Calgary T3E 5E1

MLS® #: **A2202343** Area: **North Glenmore Park** Listing Date: **03/14/25** List Price: **\$1,899,888**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**
Lot Information
Lot Sz Ar: **6,092 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,639**
Low Sqft:
Ttl Sqft: **2,639**

DOM

35
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Low Maintenance Landscape,Treed**
Park Feat: **Concrete Driveway,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Oversized,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

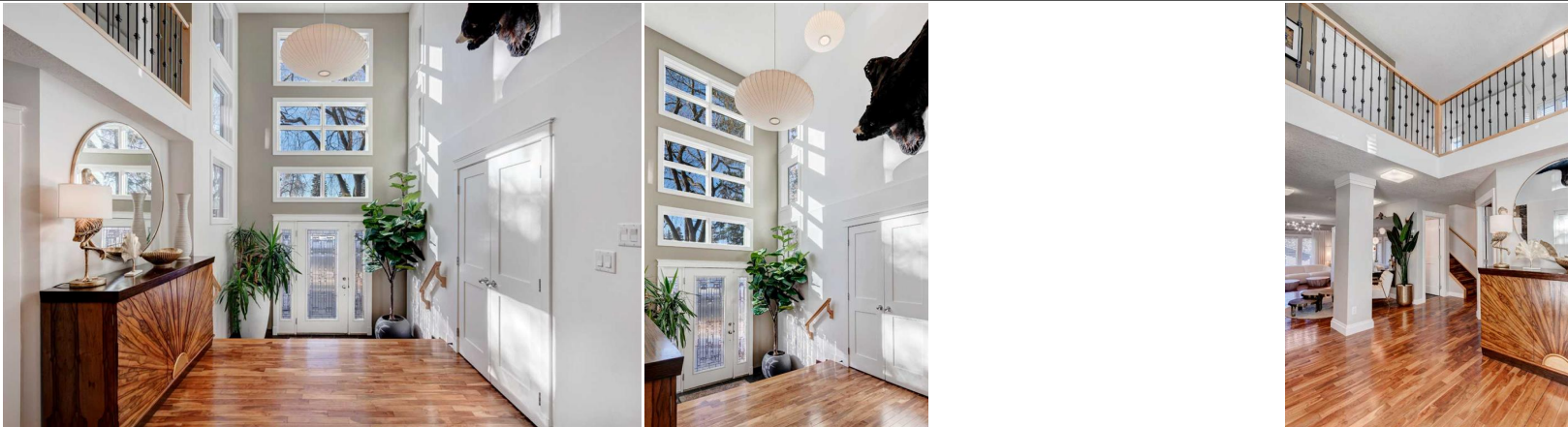
Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub**
Utilities:

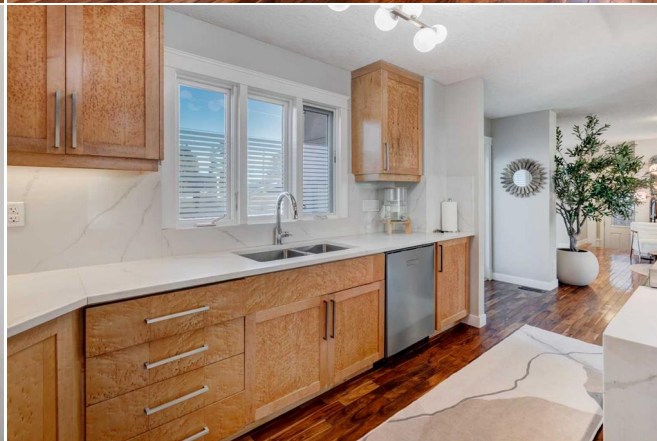
Room Information

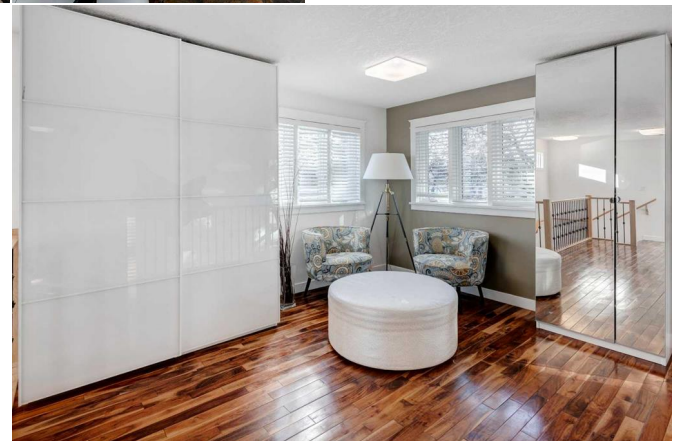
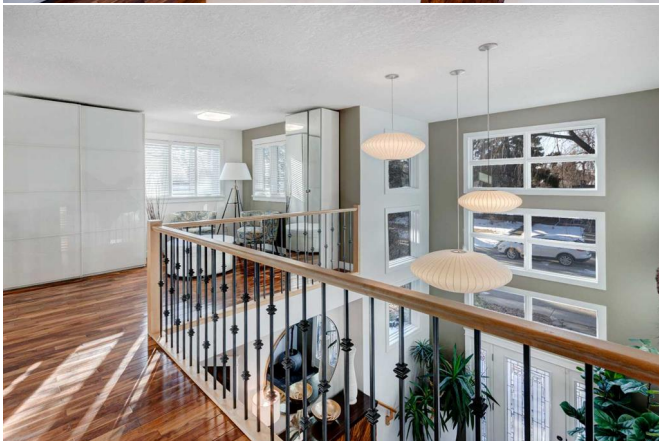
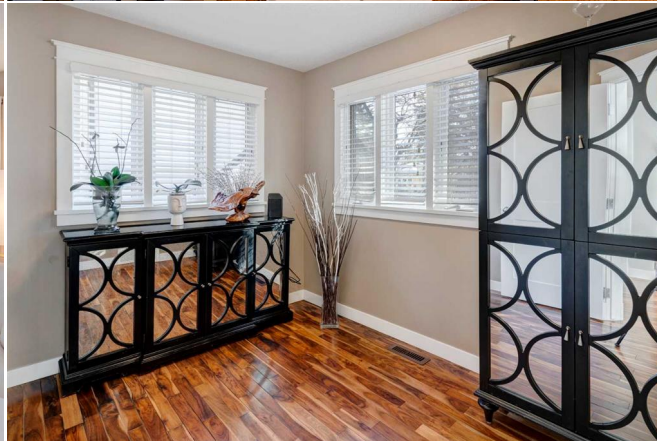
Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`11" x 14`6"	Kitchen	Main	12`5" x 12`0"
Dining Room	Main	16`8" x 13`2"	Den	Main	9`0" x 7`7"
Foyer	Main	9`9" x 5`2"	2pc Bathroom	Main	6`4" x 3`3"
Bedroom - Primary	Second	19`1" x 15`7"	Bedroom	Second	17`2" x 11`0"
Bedroom	Second	14`1" x 11`0"	Den	Second	11`5" x 9`11"
5pc Ensuite bath	Second	10`4" x 11`11"	4pc Bathroom	Second	10`3" x 5`8"
Game Room	Basement	38`3" x 19`1"	3pc Bathroom	Basement	6`6" x 6`3"

Furnace/Utility Room	Basement	17`10" x 4`7"	Furnace/Utility Room	Basement	11`8" x 9`8"
Title:			Legal/Tax/Financial		
Fee Simple			Zoning:		
Legal Desc:			R-CG		
			3057HP		
			Remarks		
Pub Rmks:			Lissington Drive is the most prestigious street in North Glenmore Park. Front yard greets you with mature trees and maintenance free landscaping. Through the impressive two storey foyer you will be welcomed to a spacious and bright open floor plan. Tropical Acacia hardwood floors throughout the entire main floor, extending up the stairs, den and hallway. Beautiful kitchen showcases Bird's-eye maple cabinetry complete with quartz countertops and backsplash, large kitchen island with breakfast bar and a walk in pantry. 3 nice size bedrooms on second floor with open sitting area overlooking below. Master bedroom features lovely 5 pc bathroom which includes, large tub, steam shower, heated floor and double-sink vanity. Lower level is fully developed with large theatre room including system, 3 pc bathroom with heated floor, large storage /utility room with 2 high efficiency furnaces, AC for upper level, solid core interior doors. Other upgrades include new shingles on house and garage in 2022, New pressure treated wood fence and gates built in 2024 as well as 50k of poured concrete including patio and RV parking large enough to accommodate 42ft RV, oversized, heated double garage and 50amp electrical hook up which is currently used for EV charging. Super location, close to all amenities, including best schools, walking distance to Lakeview Golf Course, shopping, parks and transit. Check out virtual tour! You will love this ready to move in home!		
Inclusions:			4 large white cabinets, 4 TV's with 3 sound systems, dark brown armoire on 2nd floor that supports master bedroom TV		
Property Listed By:			RE/MAX Real Estate (Central)		

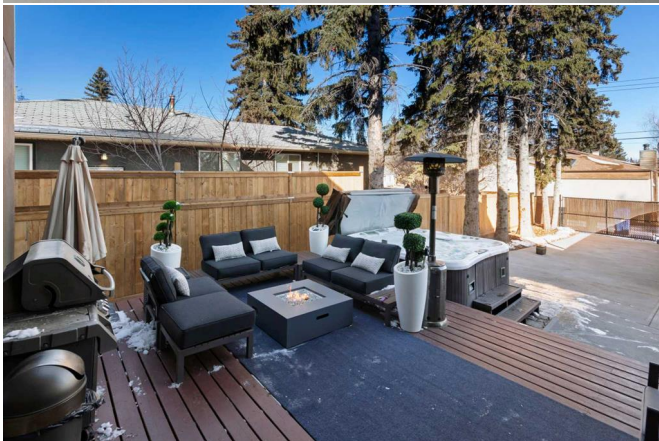
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

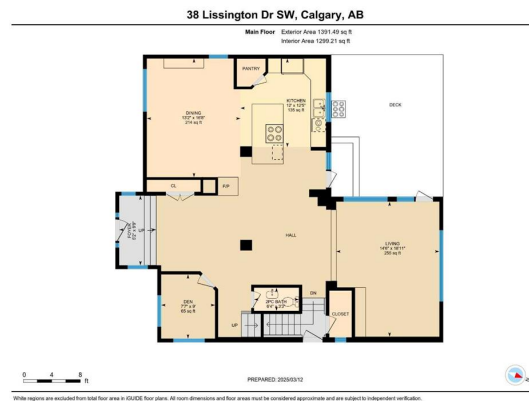
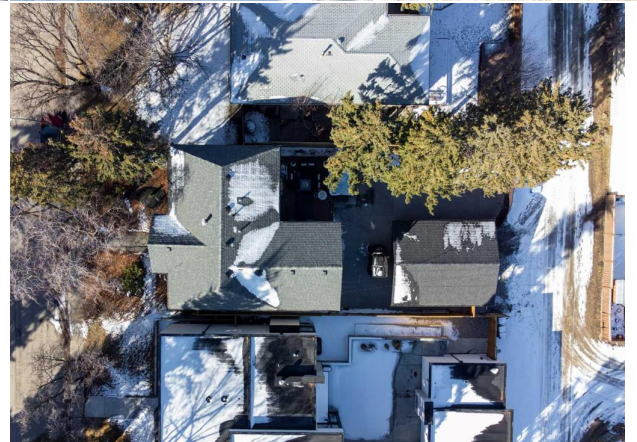
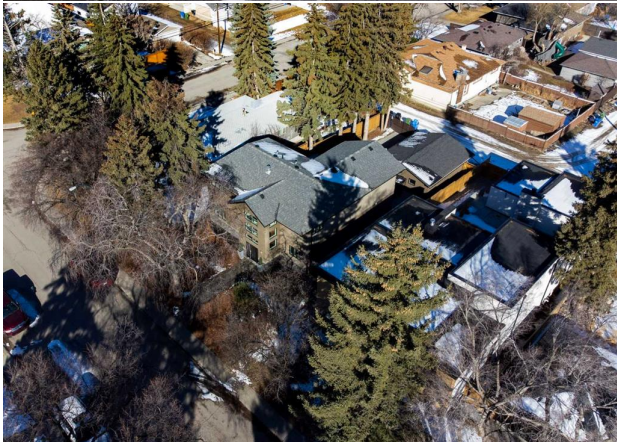




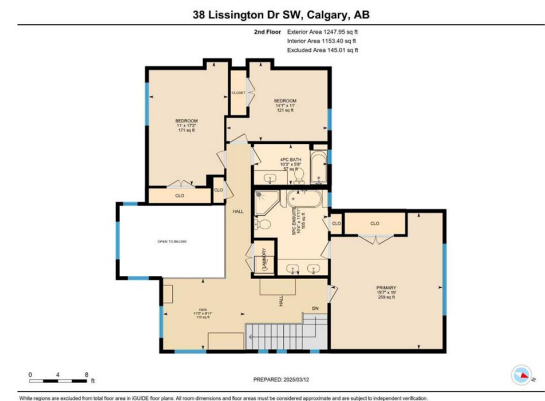








White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Basement (Below Grade) Exterior Area 952.10 sq ft
Interior Area 875.25 sq ft
Excluded Area 0.25 sq ft



PREPARED: 2020/03/12



Walls, partitions and other features are shown in grey. All room dimensions and floor areas must be considered approximate and are subject to independent verification.