



# 176 Lissington Drive Calgary Alberta

\$1,247,900

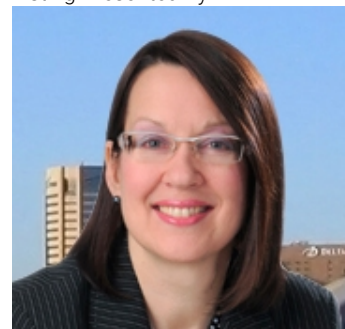
**\*\* OPEN HOUSE: Sept. 19th 1-4pm and Sept. 20th 1-4pm \*\*** Featuring an extra-wide corner lot at 176 Lissington Drive, where luxury harmonizes with comfort in every detail. This exquisite property, built by Nascent Builders in the community of North Glenmore Park, is within walking distance to nearby schools, parks, and restaurants. Upon stepping into the heart of the home, you'll be greeted by a bright dining area with built-in cupboards, 10 ft smooth painted ceilings, and wide-plank engineered oak hardwood flooring. Proceeding to the gourmet kitchen, equipped with high-end appliances, a massive 14 ft island, Quartz Countertops, full-height oak cabinets, and a beautifully selected backsplash, this culinary masterpiece is sure to inspire your inner chef. The open floor concept plan seamlessly connects the kitchen to the living and dining area, creating an inviting atmosphere for gatherings with loved ones. Cozy up by the gas fireplace with built-ins, illuminated by natural light streaming through the double sliding patio doors. A walk-in pantry and mudroom offer added functionality, keeping your home organized and clutter-free. Venture upstairs to discover a luxurious retreat in the master bedroom with a vaulted ceiling, walk-in closet, and a spa-like ensuite bathroom featuring dual vanities with Delta Trinsic faucets, a soaker tub, a huge walk-in shower with a rainfall showerhead, and indulgent in-floor heating. The upper floor offers 9 ft ceilings with 8 ft doors throughout. Two additional bedrooms, a full laundry room with Quartz Countertops, and a full bathroom complete the upper floor of the house. The fully finished basement offers extra storage underneath stairs, a wet bar with a wine fridge included, roughed-in security features, roughed-in speakers, roughed-in in-floor heating with 9 ft ceiling height. Also, a separate gym, 4th bedroom, full bathroom, and spa...

Family room 17.00 Ft x 15.42 Ft  
Other 3.75 Ft x 8.25 Ft  
Exercise room 7.92 Ft x 7.92 Ft  
4pc Bathroom 4.92 Ft x 8.25 Ft  
Furnace 8.08 Ft x 5.92 Ft  
Bedroom 11.83 Ft x 11.17 Ft

Pantry 4.83 Ft x 5.08 Ft  
Other 9.25 Ft x 5.08 Ft  
Other 10.92 Ft x 19.58 Ft  
Other 9.75 Ft x 3.33 Ft  
2pc Bathroom 4.92 Ft x 5.00 Ft  
Primary Bedroom 14.67 Ft x 12.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 12.75 Ft x 13.17 Ft  
Other 17.58 Ft x 8.75 Ft  
Dining room 10.17 Ft x 16.50 Ft  
Other 9.92 Ft x 3.25 Ft

5pc Bathroom 13.58 Ft x 9.00 Ft  
Other 7.08 Ft x 8.42 Ft  
Laundry room 7.25 Ft x 6.08 Ft