



## 83 Lissington Drive Calgary Alberta

\$2,150,000

Captivating custom 4+1 bedroom home in the mature community of North Glenmore Park offering over 4600 sq ft of developed living space. The airy main level presents hardwood floors, high ceilings & is drenched in natural light, showcasing a living room anchored by a feature fireplace & gracious dining area with dry bar that's illuminated by a stylish fixture. Create culinary delights in the stunning kitchen that's beautifully finished with quartz counter tops, island/eating bar, abundant storage space & stainless steel appliances. The addition of a butler's pantry with prep counter, additional storage & sink plus a built-in desk is an added convenience. A private office is tucked away just off the foyer - perfect for a home office setup. Completing the main are a bedroom/flex space/second den with 3 piece ensuite & a 2 piece powder room. The second level hosts a bonus room with dry bar/beverage centre, 3 bedrooms (each with a private ensuite) & laundry room with sink & storage. The primary retreat is a private oasis, boasting a custom walk-in closet & luxurious 5 piece ensuite featuring a lovely oak vanity with dual sinks, relaxing freestanding soaker tub & oversized shower. Basement development is roughed in for in-floor heat & includes large family & games rooms & a comfortable sitting area that's roughed-in for conversion to a media room. The finishing touches to the basement are an exercise room plus fifth bedroom with walk-in closet & direct access to the 3 piece bath that is roughed-in for a steam shower. Other notable features include roughed-in A/C & exterior cameras & built-in speakers. Outside, enjoy the PRIVATE SOUTH BACK YARD with large deck & outdoor gas fireplace - perfect for relaxing or outdoor entertaining. Parking is a breeze with a double attached garage. The location is incredibly convenient, close to tranquil North Glenmore Park, Glenmore Athlet...

Family room 13.42 Ft x 16.58 Ft

Recreational, Games room 12.50 Ft x 18.50 Ft

Furnace 11.50 Ft x 6.08 Ft

Exercise room 10.50 Ft x 10.92 Ft

Media 14.75 Ft x 15.67 Ft

Bedroom 11.25 Ft x 13.67 Ft

Living room 15.00 Ft x 17.58 Ft

Foyer 14.25 Ft x 8.33 Ft

Office 12.00 Ft x 11.67 Ft

Other 7.42 Ft x 10.08 Ft

Bedroom 12.00 Ft x 12.83 Ft

2pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

3pc Bathroom .00 Ft x .00 Ft

Kitchen 15.00 Ft x 17.00 Ft

Dining room 10.00 Ft x 10.25 Ft

Pantry 7.42 Ft x 13.42 Ft

3pc Bathroom .00 Ft x .00 Ft

Bonus Room 11.33 Ft x 16.42 Ft

Laundry room 5.75 Ft x 9.67 Ft