

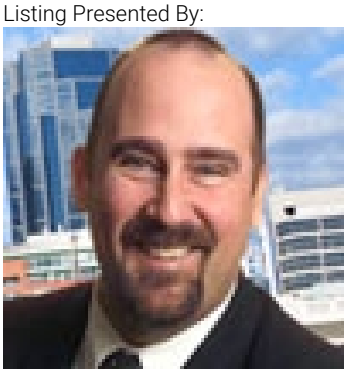
38 Lissington Drive Calgary Alberta

$1,499,900

Outstanding location on a 50-ft lot just steps from North Glenmore Athletic Park, set on a mature tree-lined street surrounded by several newer builds with values approaching $3M. Great value (priced well below replacement cost!) This spacious home offers over 3,600+ sq.ft. of developed living space and was completely new from the ground up in 2007, featuring numerous upgrades beginning with the impressive grand entrance highlighted by soaring two-storey ceilings. Beautiful hardwood flooring spans the main and upper levels and complements the updated kitchen, which features newer quartz countertops, modern cabinetry, a large island with breakfast bar, and a walk-in pantry. The main floor also includes a large sunken living room, a bright and spacious dining nook, and a private office. The second level offers three well-sized bedrooms, a full bathroom, convenient upper-floor laundry, and an open flex area ideal for a study space or second office. The primary ensuite is designed for comfort with heated floors, a steam shower, large soaker tub, and double vanity. The lower level features a generous recreation or theatre room, a bathroom with heated floors, and a storage/utility room. Additional highlights include central air conditioning, two high-efficiency furnaces, solid core doors, updated shingles (2022), a pressure-treated wood fence and gates (2024), and a poured concrete patio with space to accommodate a 42-ft RV. The property also includes a hot tub and a heated garage equipped with a 50-amp hookup suitable for EV charging. Perfectly located near River Park and Marda Loop with easy access to premier schools, boutique shops, dining, golf, and extensive pathway systems, this home offers a rare opportunity to enjoy luxury living in one of Calgary's most desirable neighborhood's. Vendor financing options available (id:6769)

Recreational, Games room 38.25 Ft x 19.08 Ft
Furnace 9.67 Ft x 11.67 Ft
3pc Bathroom 6.50 Ft x 6.25 Ft
Furnace 17.83 Ft x 4.58 Ft
Dining room 13.17 Ft x 16.67 Ft
Kitchen 12.00 Ft x 12.42 Ft
2pc Bathroom 6.33 Ft x 3.25 Ft
Den 7.58 Ft x 9.00 Ft
Primary Bedroom 15.58 Ft x 19.00 Ft
Den 11.42 Ft x 9.92 Ft
5pc Bathroom 10.33 Ft x 11.92 Ft
4pc Bathroom 10.25 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Realty Professionals

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RE/MAX Realty Professionals

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Foyer 5.17 Ft x 9.75 Ft

Living room 14.50 Ft x 18.92 Ft

Bedroom 14.92 Ft x 11.00 Ft

Bedroom 11.00 Ft x 17.17 Ft