

95 Lissington Drive SW
Calgary, Alberta

MLS # A2338870



\$2,000,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,691 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Rear, Heated Garage, Insulated, Oversized, Tandem, Triple G		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot, Treed, Underg		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Wet Bar, Wired for Sound, Wood Windows		
Inclusions:	TV Mounts, Upright Freezer in Basement		

From the moment you step inside, the distinction between a quick update and a true custom renovation becomes clear. Finished with rich red oak throughout, this sophisticated home features a dedicated front office with custom built-ins, two main-floor bedrooms, and a two-piece powder room. At its heart, the chef's kitchen boasts quartz counters, in-cabinet lighting, a massive pull-out pantry, gas cooktop, double ovens, and integrated panelled appliances. The main level flows into a formal dining room with coffered ceilings, a living room centered around a gas fireplace, custom built-ins, crown molding, and integrated speakers that extend throughout the home. Adjacent to the kitchen, the sunlit breakfast nook features sliding doors leading to a private, south-facing backyard equipped with a two-tier composite deck, built-in barbecue, pergola, raised gardens, perennials, and an irrigation system. For ultimate comfort, every tiled floor throughout the home features radiant in-floor heating. The primary suite serves as a serene retreat with a walk-in closet and bench storage, paired with a five-piece spa ensuite complete with heated floors, dual vanities, a makeup station, a deep soaker tub, and a custom tile shower. Finished in classic wainscoting, the lower level expands your living space with a second gas fireplace, media room, wet bar, expansive storage, and heated floors in both the four-piece bath and practical laundry room. A large 3rd bedroom includes a walk-in closet and built-in dresser. The finished, heated triple garage features epoxy floors, built-in cabinets and workbench, space for a full-size truck, and ceiling heights tailored for a personal golf simulator. Perfectly situated on a quiet street near North Glenmore Park, this home is just minutes from downtown and steps from top schools, golf courses, tennis courts, and Glenmore Reservoir pathways.