

**10 Lissington Drive SW
Calgary, Alberta**

MLS # A2294958



\$2,499,999

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,419 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Walk-In Closet(s)		

Inclusions: Projector & Screen, Bar Fridge in Basement, TV Mounts, Patio Heater, Built-in speakers (Indoor and outdoor), Exterior Cameras, Ring Doorbell, Built-In BBQ, Electric Garage Heater

Experience elevated living in this exceptional custom-built luxury home in North Glenmore Park, offering over 3,400 sq ft, 6 bedrooms, and 4.5 bathrooms. Designed with a seamless blend of modern architecture, high-end finishes, and everyday functionality. As you enter, you're greeted by a spacious foyer that flows effortlessly into a stunning open-concept main floor, defined by soaring ceilings, expansive windows, and abundant natural light. At the heart of the home is a chef-inspired kitchen featuring custom cabinetry, premium Jenn-Air appliances, quartz countertops, and an oversized island—perfect for both everyday living and sophisticated entertaining. The adjoining dining area and elegant living room, anchored by a sleek linear fireplace, create a warm yet refined atmosphere. Designed for today's lifestyle, the main floor also offers a glass-enclosed office and an additional private den with built-in millwork, giving you a dedicated space to work or play room that doesn't take up the whole house. A well-appointed mudroom with 5 custom lockers provides exceptional storage and direct access to the heated oversized double garage. Upstairs, the primary suite is an absolute dream. The walk-in closet is spacious, and the ensuite feels like a spa, with dual showerheads (including a rain shower and spray nozzle), a steam shower, and in-floor heating. It's pure luxury. The other THREE beds are generously sized, with one enjoying a private 3-pc ensuite and the other two sharing a lovely 5-pc Jack-and-Jill ensuite with a skylight. The fully developed lower level is designed for entertainment & wellness. The media room is set up for movie nights or big game days with a 120" projector screen and built-in surround sound for an immersive experience. There's also a gym OR 6th bed, a games area with pool table, a wet bar, in floor heating,

and the integrated whole-home audio enhances both indoor and outdoor experiences. Step outside to your private outdoor oasis, complete with a covered deck with built-in heater, outdoor speakers, built-in BBQ station, irrigation system, and ambient gemstone lighting—perfect for year-round entertaining. The oversized double garage (27 Wx 23 D) with a heater provides more than enough space for your cars, plus extra storage. The home also has all the smart tech you could want plus multi-zone air conditioning, a VacuFlow system on all three floors, and motion-sensor lighting. Ideally located just minutes from the vibrant shops and dining of Marda Loop, Glenmore Reservoir's scenic walking & cycling paths, top-rated schools including Altadore School (K-6), private specialized learning at Rundle Academy and Master's Academy & College, along with nearby options like Lycée international de Calgary and Central Memorial. This home offers the perfect balance of luxury, lifestyle, and location. A rare opportunity to own a turnkey luxury residence in North Glenmore Park—where sophisticated design meets everyday living.