

# \$2,475,000 - 34 Lissington Drive Sw, Calgary

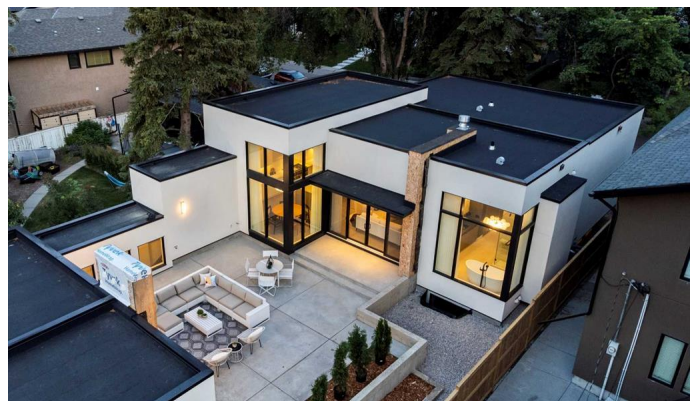
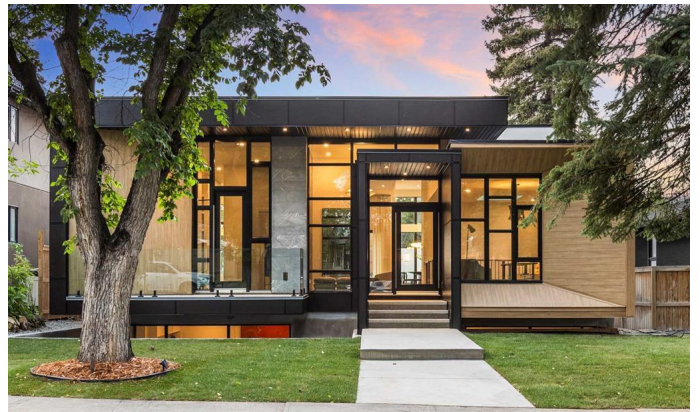
MLS® #A2154238

**\$2,475,000**

3 Bedroom, 4.00 Bathroom, 1,996 sqft  
Residential on 0.14 Acres

North Glenmore Park, Calgary, Alberta

Embodying the essence of contemporary design, this stunning custom crafted bungalow by Ambedo Homes promises an unparalleled living experience. Designed by the award-winning team of Midnight Design Group and Stephanie Martin Interiors, the residence seamlessly blends modern aesthetics with exceptional functionality. Situated on a sprawling 6,000 sf. lot on one of North Glenmore Park's most coveted streets, this magnificent property offers a pleasant lifestyle. Residents will enjoy the proximity to esteemed schools, vibrant shops, golf and parks. The Glenmore Reservoir provides a picturesque backdrop, while the downtown core is a convenient ten-minute drive away. Exquisite Design, impeccable craftsmanship spanning 3,502 sq ft of meticulously designed living space, this custom-built masterpiece embodies the pinnacle of luxury. No expense has been spared, and no detail has been overlooked. The residence reflects a distinct West Coast flair, where the stunning interior design seamlessly complements the unique exterior, creating a harmonious flow for both living and entertaining. Step inside and be greeted by an open concept layout characterized by clean lines, crisp edges, and exceptional detailing. This exquisite home boasts 3 spacious bedrooms, each designed to provide a haven of comfort and tranquility. Enter the home into a stunning marble mosaic tile inlay. The main level boasts floor to ceiling windows and custom full height millwork with



solid white oak fluted accents, engineered white oak floors and luxury tile throughout. The breathtaking kitchen offers ceiling height custom cabinets, Dekton counters and backsplash, a 12-foot cubed island and complemented with the finest appliances like Wolf, Miele, and Sub Zero. The great room features 14-foot ceilings, and a cozy plaster finished fireplace and views to the unparalleled 1100 sf. outdoor patio with a wood burning fireplace. An exquisite master retreat harbors a dreamy 5-piece en suite and functional closet and wardrobe. Solid oak railing with metal spindles compliments the space beautifully. Descend the stairs to a fully developed basement with 2 bedrooms, 2 bathrooms, a gym area and bright functional family room. Add the oversized attached heated triple garage with heated breezeway and you will experience a unique luxury home that is truly built beyond expectations.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2154238    |
| Price          | \$2,475,000 |
| Sold Price     | \$2,400,000 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,996       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 34 Lissington Drive Sw |
| Subdivision | North Glenmore Park    |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | t3e5e1                 |

### **Amenities**

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                                                |
| Parking        | Alley Access, Heated Garage, Insulated, On Street, Private Electric Vehicle Charging Station(s), Rear Drive, See Remarks, Triple Garage Attached |

### **Interior**

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Vinyl Windows, Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator                                                   |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas, See Remarks                                                                                                                        |
| Cooling           | Central Air, Sep. HVAC Units                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                                          |
| Fireplaces        | Gas, Great Room, Outside, See Remarks, Three-Sided, Wood Burning                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                             |

### **Exterior**

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Lighting, Other, Private Yard, Rain Gutters, Uncovered Courtyard                                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped, Many Trees, Street Lighting, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                                                                 |
| Construction      | Composite Siding, Manufactured Floor Joist, See Remarks, Stone, Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                                                                                 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 1st, 2024  |
| Date Sold      | August 14th, 2024 |
| Days on Market | 13                |
| Zoning         | R-C1              |
| HOA Fees       | 0.00              |

**Listing Details**

Listing Office            RE/MAX Real Estate (Central)

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