



*Gleaming hardwood floors, and a large South-facing picture window.*

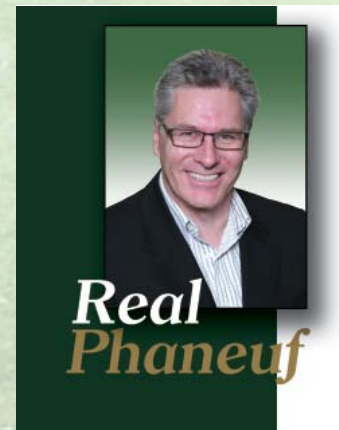


*Living room and Dining room combination allow you to furnish with ease.*



*Fully finished lower level offering the fourth and fifth bedroom, spacious family room and 3-piece bath.*

*Welcome to  
88 Lissington Drive S.W.*



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## *Overview*

Does the house you desire have a location close to walking and biking paths that follow Glenmore Reservoir, an array of nearby recreational facilities, all three levels of school, close-by, a short distance to trendy Marda Loop, and major thoroughfares at your doorstep? If this is what you have been looking for then this one's for you. The home is situated on an enormous South facing lot and a "to-die-for" rear yard, with rear alley access and a detached garage. The home itself has had recent replacements to the roof, furnace, electrical panel and all lower level windows. We are highlighted with a total of five bedrooms, an "L-Shaped" living room and dining room, and a fully developed lower level which has a spacious family room, fourth and fifth bedrooms and three piece bath. The main floor has gleaming hardwood flooring throughout most of the main level. This lovely family home boasts a functional design, and has a large south and east facing picture window flooding this area with natural light. Don't miss this opportunity to own a special home, in the heart of an exceptional neighbourhood.

## *Living Room & Dining Room*

Upon entering, you will immediately notice the brightness of this home, as natural light fills the rooms from the large South and East facing windows...and those gorgeous gleaming hardwood floors throughout this entire area. This lovely home has a spacious appeal, large enough for your finest furnishings. The L-Shaped living room and dining room ensures easy entertainment for family and friends. And, don't miss the view from this picture window that overlooks the precious South facing front yard. Very enchanting.

## *Kitchen*

The kitchen is brimming with appeal and warm livability that makes meal time a happy event everyday. The countertops, tile backsplash, and flooring are flooded with natural light from the large window and no worry about counter space as this kitchen has ample convenient work areas. The abundance of cupboards is evident, including the additional built-in cabinetry located directly beside the fridge. The appliances are sparkling white and the built-in dishwasher is only

## *Kitchen continued...*

four years old. From the kitchen you have a separated back entrance with room to comfortably access the home from the back door.

## *Bedrooms = 5*

We have a total of five very generously sized bedrooms, three on the main floor and two on the lower level for the teenager wanting their own space. And...those ever popular gorgeous hardwood floors through all three main floor bedrooms and the hallway accessing them.

## *Bathrooms*

The main bath is a functional 4-piece bath, and the three-piece lower level bath offers a stand-up shower.

## *Basement*

The basement has a large lower family room with the durable and ever popular laminate flooring. This room is large enough to also have a computer area without compromising the size of the television area. The fourth and fifth bedroom permits one for those out of town guests their own private area...and one for the teenager of the house. The three-piece bath is conveniently located allowing easy access from all areas of the lower level. Notice the volume of windows and newer and the open staircase into the basement allowing lots of light into this room. The spacious utility/laundry room offers lots of additional storage.

## *Conclusion*

Hurry! You have everything, all three levels of school close-by, easy access to downtown, transportation at your doorstep, major thoroughfares and a variety of shopping opportunities nearby. Do not hesitate, homes do not often come up in this area and you know you will enjoy this solid home for years to come.

**For more information and additional pictures visit my website at [www.calgaryconnection.com](http://www.calgaryconnection.com) or call Real Phaneuf at 403-249-4322.**