

Agents:

REAL PHANEUF

Status: Active
Occupancy: Seller
Type: MLS
Lock Box: Leni
Appointment: Realtor

Royal LePage Foothills
Bus: 249-4322
www.calgaryconnection.com
E-mail: rphaneuf@rlfoothills.com

Rooms: 6
Bedrooms: 3
Bathrooms: 2 Full
Taxes: (07) \$1332.58
Possession: 30 Days or Negotiable

Address:

88 Lissington Drive S.W.

District: North Glenmore Park
Number: C022
Plan 3057HP Block 12 Lot 38

Home Size: 989 sq. ft.
91.8 sq. m.
Age: 1959
Lot: R-1
Style: Bungalow
Parking: Dble Detch'd
Ext. Finish: Stucco, Wood

Floor Finish: Hardwood, Lino
Heat: Forced Air
Landscaped: Fully
Fenced: Yes
Fireplace: None
Basement: Fully Finished

Price: \$439,900
Dwnpmt: \$439,900
Mortgage:
Interest:
Matures:
L.I.:

Living Room: (M) 13'9" x 13'
Dining Room: (M) 8'4" x 8'3"
Kitchen: (M) 10'3" x 10'
Master Bedroom: (M) 11'3" x 10'3"
Bedroom: (M) 9'4" x 9'2"
Bedroom: (M) 9'3" x 9'3"

Bedroom: (L) 8'6" x 12'9"
Bedroom: (L) 10'3" x 10'
Family Room: (L) 20'8" x 10'
Storage Room: (L) 6'8" x 3'6"
Bathrooms: 4 piece Main, 3 piece Lower

Included in Price: Fridge, Stove, Built-in Dishwasher, All Window Coverings, Garage Door Opener and 2 Controls
Exclusions: Curtains in Dining Room, Living Room and Master Bedroom

Highlights & Special Features: *Location, location, location!!! This lovely family home is steps away from parks, schools and is located on a whisper quiet street with lovely curb-appeal, on an extremely large lot. This home has a fantastic layout with special touches throughout, offers a total of five bedrooms, three up two down, a living room with a large south facing picture window, a dining room with a large window and gleaming hardwood floors throughout most of the main floor. The fully finished basement has large spacious rooms including a family room. There is an abundance of windows on the lower level all of them newer. We have the convenience of a three piece bath easily accessible from all three rooms. The mechanics of this home has also been upgraded, with a newer furnace, an electrical panel and the roof recently replaced. The double detached garage has not compromised the amount of space in the backyard. You are a short distance from the trendy Marda Loop, a wide variety of shopping options offered at Westhills and major thoroughfares at your doorstep. To view a virtual tour, further information and additional pictures go to: www.calgaryconnection.com or contact Real Phaneuf at 249-4322.*