

1131 Lansdowne Avenue SW  
Calgary, Alberta

MLS # A2231995



**\$2,599,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Elbow Park  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 3,057 sq.ft.  | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Quad or More Attached   |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private, R |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Wood   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s) |                   |      |

**Inclusions:** N/A

**\*\*Open House Sunday June 22, 2:30 - 4PM\*\*** Backing the Britannia Ridge with a beautiful private lot in desirable Riverdale/Lansdowne neighborhood. This 2 story 4 bedroom home offers a fabulous layout for family life + entertaining. The curb appeal with front veranda is a welcoming approach to the home. Enter to a two story entrance with loads of light, 9 foot ceilings, hardwood flooring + neutral decor. Immediately off the entrance is a main floor office/flex room. The living room (with gas fireplace) + dining rooms are the perfect size for gatherings. Very spacious kitchen with loads of cabinetry + counter space as well as pantry + roomy breakfast nook which overlooks the beautiful backyard. The family room is off the kitchen + offers a wood burning fireplace with dumb waiter to the garage for the firewood storage. Four large bedrooms upstairs as well as a laundry room; the primary bedroom is very large with sitting area, 4 piece ensuite bath + walk in closet + a lovely view. The lower level is developed with a family room, full bath, huge storage room + 4 car tandem garage. Steps to Sandy Beach, the river + pathway system + walking distance to excellent schools, the shops of Britannia, Parks + Glencoe.