

# \$3,000,000 - 1211 Lansdowne Avenue Sw, Calgary

MLS® #A2167265

**\$3,000,000**

5 Bedroom, 6.00 Bathroom, 2,673 sqft

Residential on 0.16 Acres

Elbow Park, Calgary, Alberta

**\*\*Open house Sunday September 21 from 2:30 - 4:00pm\*\*** . Offers will be dealt with Sunday 5pm while sellers reserve the right to accept prior to this time. This is a spectacular custom built luxury home with just under 4000 Square feet of living space in exceptional location + backing onto the Britannia Ridge. Stunning curb appeal with contemporary lines, stucco cedar + stone accents + front drive attached garage. Brilliantly laid out for family living + entertaining with 4 bedrooms up, 6 bathrooms, voluminous spaces due to very high ceilings, loads of windows + skylights. The home is full of natural light + offers complete privacy + a lush backyard. Spacious entrance welcomes you to a brilliantly designed main floor with open concept plan; Huge great room offering 60 inch ribbon gas fireplace + indoor outdoor living with access to an outdoor living room to enjoy for most of the year. Massive Denca kitchen with professional appliances, including double dishwashers, Wolf 48 inch dual gas stove, 36 inch Thermador fridge + Fisher and Paykel freezer/wine/beverage drawer. Large island with seating for 5 + Caesarstone countertops. Huge windows in kitchen + large informal dining room enable full view of the beautiful backyard. The second level of the home offers 3 spacious bedrooms with large closets, 2 of the bedrooms are full ensuited. The top level is a master retreat with very spacious sleeping quarters, large walk in dressing room + ensuite with heated flooring, dual vanities,



soaker tub + stand alone shower. An expansive private outdoor lounge off of the primary bedroom offers a quiet space to enjoy the sun + views. The lower level offers additional flexible spaces for tv room, office, gym etc , mudroom, bathroom + additional bedroom. High ceilings, custom oversized skylights, lux triple pane windows, white oak engineered hardwood flooring, mahogany railings. The quality of the build is exceptional.

See supplements for more details. Walk to schools, shopping, the river + parks from this unbeatable location.

Built in 2019

### **Essential Information**

MLS® #	A2167265
Price	\$3,000,000
Sold Price	\$3,100,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	2,673
Acres	0.16
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### **Community Information**

Address	1211 Lansdowne Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1A4

## Amenities

Parking Spaces	2
Parking	Double Garage Attached

## Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters
Appliances	Dishwasher, Double Oven, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Landscaped, Square Shaped Lot
Roof	Flat
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 20th, 2024
Date Sold	September 22nd, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

## Listing Details

Listing Office	Real Estate Professionals Inc.
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