

**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 29th 230-4pm. 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.