

1234 Lansdowne Avenue SW
Calgary, Alberta

MLS # A2257826



\$2,999,000

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|------------------|---|---------------|-------------------|
| Division: | Elbow Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 3,072 sq.ft. | Age: | 1960 (65 yrs old) |
| Beds: | 5 | Baths: | 2 full / 2 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Private, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Marble, Slate | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Bookcases, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s) | | |

Inclusions: Hot Tub & Accessories, Main Floor TV and Bose Sound System

Fabulous 3100 sq foot mid-century modern bungalow with abundant natural light + great indoor/outdoor living spaces located in a sought after serene location just steps from Sandy Beach/Riverdale park. Exceptional layout + easy living spaces with great flow + large principal rooms. Enter the home to a stunning living + dining space with soaring ceilings + wood burning fireplace. Efficient kitchen with loads of cabinetry + counter space, pantry, island + office work station complete with hidden printer. Step down into an all window informal dining space with very pretty garden views + in-floor heating for those chilly winter days. Generous sized family room, 3 bedrooms + laundry complete the main floor. All 4 bathrooms feature heating floors + the primary has vaulted ceilings, a lovely spa ensuite + direct access to a private area in the yard with a hot tub for every day use. Site finished hardwood flooring on the main level. The lower level is fully developed with 2 additional bedrooms, large rec room with built in bar, huge office with serial staircase connected to the primary bedroom. The house was extensively renovated in 2017 + boiler system + furnaces are just 3 years old. Hard to find, attached 3 car garage is an additional benefit of this exceptional home which can suit many buyer profiles. Walk to the shops of Britannia, the River pathway system, schools, tennis/skating rinks + Glencoe.