

1234 Lansdowne Avenue SW
Calgary, Alberta

MLS # A2257826

\$2,999,000

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		

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.