

**1211 Lansdowne Avenue SW
Calgary, Alberta**

MLS # A2167265



\$3,000,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,673 sq.ft.	Age:	2019 (5 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Square Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters		
Inclusions:	Freezer Drawers, Dishwasher		

****Open house Sunday September 21 from 2:30 - 4:00pm**** . 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 ensuite. 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.