



GRASSROOTS
REALTY GROUP

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**1131 Lansdowne Avenue SW
Calgary, Alberta**

MLS # A2231995



\$2,399,900

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,057 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	4
Garage:	Quad or More Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

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.