



**GRASSROOTS**  
REALTY GROUP

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**111 LANSDOWN Estate**  
**Rural Rocky View County, Alberta**

**MLS # A2233562**



**\$1,149,000**

<b>Division:</b>	Lansdowne Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,879 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	12-24-28-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas

**Features:** Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters

**Inclusions:** 3 Ceiling Fans, Venetian Blinds, Draperies, Alarm System with a 3-month contract \$33 monthly, 2 Storage Sheds, TV Wall Mount, Craftsman tractor mower

PRICE REDUCTION OF \$46K!! This SPECTACULAR LIFESTYLE PROPERTY is nestled on 2.00 ACRES on a QUIET CUL-DE-SAC in the highly sought-after community of LANSDOWNE ESTATE. Featuring nearly 4,628.38 SQ FT of beautifully Developed Living Space, with 5 Bedrooms, 2 Full Baths, 2 Half Baths, a TRIPLE-CAR Garage + 2 MORE Potential Bedrooms. This ONE-AND-A-HALF STOREY HOME offers the perfect blend of ELEGANCE, FUNCTIONALITY, and RURAL CHARM - just minutes from the CITY LIMITS. Timeless TUDOR-STYLE ACREAGE home with a WRAPAROUND DRIVEWAY, NESTLED among MATURE TREES, featuring a TRIPLE GARAGE and WARM evening curb appeal. Step inside the VAULTED FOYER with 20' CEILINGS and be drawn into the SUN-SOAKED LIVING ROOM featuring LARGE WINDOWS, a WOOD-BURNING FIREPLACE with a stunning STONE SURROUND, and EXPOSED BEAMS that add character and warmth. The layout flows seamlessly into a SPACIOUS DINING ROOM with plenty of ROOM to sit around the Table w/FAMILY, + FRIENDS having COZY CONVERSATIONS. An IMPRESSIVE CHEF-INSPIRED KITCHEN outfitted with QUARTZ COUNTERS, STAINLESS STEEL APPLIANCES, an Electric Stove Top w/ Double OVEN and MICROWAVE, CUSTOM CABINETRY, and a Long Kitchen Island with plenty of seating for quick on-the-go meals. The MAIN LEVEL offers FOUR GENEROUSLY SIZED BEDROOMS, including one with a private TWO-PIECE ENSUITE, a beautifully appointed FIVE-PIECE MAIN BATHROOM, and a SPACIOUS FAMILY ROOM with another FIREPLACE, perfect for relaxing evenings or entertaining guests, with direct access to the OUTDOOR DECK. Upstairs, the LUXURIOUS PRIMARY RETREAT features a FIVE-PIECE SPA-LIKE ENSUITE

with a JETTED TUB, DUAL SINKS, a STANDING SHOWER, and a WALK-IN CLOSET with built-ins. The FULLY DEVELOPED BASEMENT includes a LARGE RECREATION ROOM, a COZY FAMILY ROOM, A BAR Area, TWO POTENTIAL BEDROOMS, a THREE-PIECE BATHROOM, a HUGE LAUNDRY ROOM, and AMPLE STORAGE throughout. Outside, the grounds are SPACIOUS and thoughtfully designed for both RELAXATION and ENTERTAINING. The WEST-FACING BACKYARD offers beautiful views of EVENING SUNSETS, creating a peaceful setting to unwind or host guests. There is an OVERSIZED, HEATED TRIPLE ATTACHED GARAGE measuring 33' x 25'10", along with TWO STORAGE SHEDS and MULTIPLE ENTERTAINING DECKS that extend your living space into the outdoors. A designated FIREPIT AREA and FENCED GARDEN complete this VERSATILE ACREAGE. This EXCEPTIONAL PROPERTY offers the TRANQUILITY OF COUNTRY LIVING with unbeatable access to a full range of URBAN AMENITIES. Just mins away, you'll find CHESTERMERE STATION'S SHOPPING AND DINING, TOP-RATED SCHOOLS, a PUBLIC LIBRARY, and year-round recreation at CHESTERMERE LAKE-including BOATING, BEACHES, and WALKING PATHS, plus easy connectivity to CALGARY via HWY 1 and STONEY TRAIL for a SEAMLESS COMMUTE. This home is in PRISTINE, MOVE-IN-READY CONDITION and is PRICED TO SELL. Properties like this RARELY become available-this is the ONE YOU'VE BEEN WAITING FOR. BOOK Your SHOWING NOW!!