



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1227 Lansdowne Avenue SW**  
**Calgary, Alberta**

**MLS # A2245169**



**\$3,375,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,014 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Driveway, Front Drive, Garage Faces Front, Heated Garage, Quad or More A		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Garden, Interior Lot, Landscaped, Many		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s)

**Inclusions:** n/a

This timeless, traditional family residence exudes warmth & quality craftsmanship, nestled on one of Calgary's most exclusive & private cul-de-sacs offering an incredible 70 feet of frontage & backs onto a lush green space. Tucked away for ultimate privacy, yet just steps from Sandy Beach, River Park, Stanley Park, & the Elbow River's extensive pathway system, this is a true hidden gem in the heart of Elbow Park. Designed by renowned architect John Haddon, this home is set on one of the city's most desirable streets surrounded by nature. Offering over 5,188 sq ft of meticulously finished living space across 3 levels, this home blends elegance with family functionality. From intimate everyday living to large-scale entertaining, the thoughtful design & attention to detail are evident. The south-facing backyard is a secluded oasis with a tranquil waterfall feature, rock garden, mature trees, and a full irrigation system—creating a natural extension of the living space that feels peaceful & far removed from the bustle of city life. Step inside to experience the warmth & craftsmanship from rich Brazilian cherry hardwood floors, solid wood doors, 9' & 10' ceilings, radiant in-floor heating in 3 upstairs bathrooms (as well as the primary closet & shower) & a fully heated basement floor. High-end touches like Kohler & Rubinet fixtures, Baldwin hardware, & natural slate tile elevate the home's timeless aesthetic. At the heart of the home is a chef's kitchen designed for both form & function, featuring solid wood cabinetry, extra-thick granite countertops, Sub-Zero refrigeration, Ultraline gas cooktop with grill, Miele dishwasher & double wall ovens—all while offering serene views of the park-like south-facing backyard. Adjacent to the kitchen is a charming garden room with skylights & reclaimed Chicago brick. Great

room is anchored by a custom-built entertainment center crafted from reclaimed Douglas fir & features one of two lichen rock wood-burning fireplaces with gas starters. A third fireplace in the formal living room. Custom built-in cabinetry & well-scaled rooms throughout offer a cohesive & thoughtful living experience. Upstairs, you'll find 4 generously sized bedrooms, each with custom millwork, built-in shelving & cubbies—perfect for growing families. The slate-floored bathrooms are beautifully finished & the dedicated laundry room & computer loft provide both convenience & functionality. The fully developed lower level adds exceptional flexibility to the home, making it ideal for a future nanny space or private guest quarters & also features radiant heated floors, ample storage & space for media, games, or 2 additional bedrooms. Additionally, an attached 4 car heated garage complete with built-in Vacu-Flo. Perfectly positioned just steps from Calgary's most treasured green spaces & walking distance to Elbow Park School, this home also offers easy access to The Glencoe Club, Calgary Golf & Country Club & Britannia Shopping Centre.