



GRASSROOTS
REALTY GROUP

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319 Lansdown Estates
Rural Rocky View County, Alberta

MLS # A2248792



\$1,449,000

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|------------------|--|---------------|-------------------|
| Division: | Lansdowne Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,722 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 6 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, P | | |
| Lot Size: | 2.00 Acres | | |
| Lot Feat: | Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Tre | | |

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|--------------------|--|-------------------|--------------|
| Heating: | Forced Air | Water: | Co-operative |
| Floors: | Carpet, Laminate, Tile | Sewer: | Other |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | . |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, Skylight(s), Vaulted Ceiling(s) | | |
| Inclusions: | N/A | | |

Discover the perfect blend of modern luxury and serene acreage living on this beautifully transformed 2-acre property. This stunning 2-storey home has been completely renovated inside and out, offering a fresh, contemporary style paired with timeless comfort. Inside, every detail has been reimagined, new windows, premium flooring and a state-of-the-art kitchen with quartz countertops, built-in appliances, and sleek cabinetry create an atmosphere of refined elegance. A full bedroom with a private ensuite on the main floor adds convenience and versatility, while the spacious living room and family room, both filled with natural light from expansive windows and skylights, provide perfect spaces for gathering. The upstairs master retreat is a true sanctuary, featuring a spacious layout and a luxurious 5-piece ensuite with a jetted soaker tub and a separate stand-up shower. You'll also find two additional generously sized bedrooms, each featuring custom built-ins in the walk-in closets for effortless organization. Comfort is ensured year-round with a new furnace and air conditioning. The heated, epoxied garage offers a pristine, functional space, while the expansive south-facing backyard is an entertainer's dream, complete with a built-in BBQ, exterior wood-facing fireplace, and exposed concrete finish for a stylish outdoor retreat. This property offers the space, privacy, and elegance you've been looking for, all just a short drive from city amenities. Book your private tour today and experience this extraordinary acreage for yourself.