



1235 LANSDOWNE Avenue Calgary Alberta

\$2,588,000

UNMATCHED PRIVACY ON ONE OF THE CITIES MOST SOUGHT AFTER STREETS IN THE HEART OF RIVERDALE Backing onto park space, on a 70x125 lot, this home has unparalleled privacy and tranquility. Renovated & designed by Paul Lavoie, this home boasts 4,037 sq. feet of developed luxurious living over 3 levels. The stunning open concept allows for natural light and seamless flow from room-to-room, creating a sophisticated, functional, and inviting family setting. Upon entry, you are greeted by a spacious main floor that has a dining room, formal living room with a fireplace overlooking the backyard, & a gourmet kitchen and family area connecting to the 2-car garage. The 2nd floor is comprised of 4 bedrooms, 3 bathrooms, and an elegant landing area overlooking the front yard. The two-floor master suite is complete with a large walk-in closet and ensuite bathroom. The master suite continues to the 3rd floor which has a private office and home gym overlooking the incredible Riverdale Park. All on the 2nd floor, the second master suite has its own ensuite bathroom, while the 3rd & 4th bedroom share the third bathroom. The fully developed lower level includes a flex room (purposed as a fifth bedroom), full bathroom w/ steam room, & sizable storage area. Additional features include; A/C, alarm system, built in speakers with iPad controls, in-floor heating, irrigation system, Miele appliances, Monogram fridge, Sub-Zero wine fridge, Vacuflo, and Viking range, etc. The property features an incredible south-facing, beautifully landscaped yard with a large patio ideal for outdoor entertaining. The private 2-level, tree-lined backyard features a large rock garden w/ a rock staircase leading up to the top level to another garden backing onto the serene Riverdale Park. This property is located in one of the cities finest communities, minutes from downtown, shopping, restaurants, many privat...

Family room 24.18 Ft x 13.58 Ft

Furnace 13.85 Ft x 12.66 Ft

Bonus Room 11.75 Ft x 9.15 Ft

3pc Bathroom Measurements not available

Living room 25.16 Ft x 14.76 Ft

Family room 14.07 Ft x 8.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 19.91 Ft x 13.58 Ft

Bedroom 15.09 Ft x 7.91 Ft

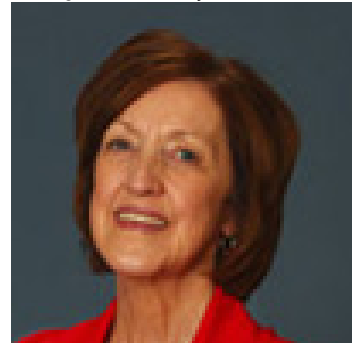
Bedroom 14.76 Ft x 13.58 Ft

Bedroom 12.40 Ft x 11.58 Ft

Loft 11.32 Ft x 10.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
RE/MAX HOUSE OF REAL ESTATE



CIR

REALTY

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Kitchen 14.24 Ft x 13.58 Ft
Dining room 14.24 Ft x 10.40 Ft
Laundry room 5.15 Ft x 3.25 Ft
Foyer 12.50 Ft x 10.50 Ft

Den 20.18 Ft x 14.50 Ft
3pc Bathroom Measurements not available
3pc Bathroom Measurements not available