



1131 Lansdowne Avenue Calgary Alberta

\$2,599,900

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. (id:6769)

4pc Bathroom 12.67 Ft x 9.58 Ft

5pc Bathroom 10.75 Ft x 6.00 Ft

Bedroom 13.25 Ft x 17.33 Ft

Bedroom 13.33 Ft x 15.50 Ft

Bedroom 11.33 Ft x 15.50 Ft

Laundry room 9.42 Ft x 5.67 Ft

Primary Bedroom 15.50 Ft x 20.92 Ft

Other 10.67 Ft x 5.50 Ft

4pc Bathroom 7.42 Ft x 8.00 Ft

Recreational, Games room 16.08 Ft x 23.67 Ft

Storage 9.92 Ft x 12.42 Ft

Furnace 7.42 Ft x 13.67 Ft

4pc Bathroom 8.00 Ft x 7.92 Ft

Breakfast 12.33 Ft x 12.42 Ft

Dining room 13.50 Ft x 15.50 Ft

Family room 13.25 Ft x 18.83 Ft

Family room 15.33 Ft x 16.42 Ft

Foyer 14.75 Ft x 11.00 Ft

Kitchen 12.33 Ft x 13.92 Ft

Listing Presented By:



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