



1227 Lansdowne Avenue Calgary Alberta

\$3,450,000

Welcome to 1227 Lansdowne Avenue SW—a timeless, traditional family residence that exudes warmth, craftsmanship, and a sense of enduring quality that's hard to find today. Nestled on a quiet cul-de-sac with 70 feet of frontage and backing onto private, secure green space, this home is tucked away for ultimate tranquility while still being just steps from River Park, walking paths, and all the amenities you could ask for. Designed by the renowned John Haddon and built by Waterford Homes, this residence is a true hidden gem. Set on one of Calgary's most sought-after streets, it offers complete privacy, exceptional craftsmanship, and an irreplaceable setting surrounded by nature and an off-leash park just a minute away. With over 5,200 square feet of beautifully finished living space, this home provides the flexibility and scale for both everyday family living and unforgettable entertaining. The south-facing backyard is a serene retreat, featuring a waterfall, rock garden, mature landscaping, and an irrigation system that keeps the grounds lush and vibrant—an oasis that feels far removed from the bustle of the city. Inside, no detail has been overlooked. Rich Brazilian cherry hardwood floors, 9' and 10' ceilings, solid wood doors, in-floor heating in all three upstairs bathrooms (plus the primary closet and shower), and radiant heated basement floors all speak to the level of quality throughout. Premium touches include Kohler and Rubinet plumbing fixtures and Baldwin hardware. The kitchen is both functional and elegant, crafted for chefs and entertainers alike. It features solid wood cabinetry, extra-thick granite countertops, Sub-Zero refrigeration, double wall ovens, built-in fridge drawers, a Miele dishwasher, and an Ultraline gas cooktop with grill—all while overlooking the tranquil, park-like backyard. Spaces are designed for both connection and quiet reflection...

5pc Bathroom 15.92 Ft x 12.92 Ft

4pc Bathroom 8.08 Ft x 12.50 Ft

4pc Bathroom 9.17 Ft x 7.42 Ft

Bedroom 12.83 Ft x 15.25 Ft

Bedroom 16.92 Ft x 17.50 Ft

Bedroom 12.33 Ft x 14.08 Ft

2pc Bathroom 9.33 Ft x 5.75 Ft

Family room 34.67 Ft x 21.25 Ft

Recreational, Games room 34.58 Ft x 11.75 Ft

Furnace 14.50 Ft x 7.58 Ft

2pc Bathroom 5.08 Ft x 5.67 Ft

Breakfast 7.92 Ft x 23.25 Ft

a

Listing Presented By:



Originally Listed by:
Century 21 Masters

<https://plintzrealestate.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Laundry room 7.42 Ft x 9.50 Ft

Office 15.75 Ft x 10.33 Ft

Primary Bedroom 16.58 Ft x 15.42 Ft

Other 8.92 Ft x 10.08 Ft

Dining room 15.08 Ft x 15.33 Ft

Family room 14.33 Ft x 21.17 Ft

Kitchen 15.17 Ft x 23.67 Ft