



## 1227 Lansdowne Avenue Calgary Alberta

\$3,375,000

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 c...

Media 14.83 Ft x 15.25 Ft

Recreational, Games room 11.83 Ft x 34.75 Ft

Other 10.50 Ft x 19.67 Ft

Wine Cellar 8.92 Ft x 3.50 Ft

Furnace 7.83 Ft x 14.67 Ft

2pc Bathroom .00 Ft x .00 Ft

Breakfast 11.42 Ft x 8.00 Ft

Dining room 15.42 Ft x 15.25 Ft

Sunroom 11.83 Ft x 7.42 Ft

Office 12.17 Ft x 15.25 Ft

Other 7.67 Ft x 15.08 Ft

2pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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Foyer	10.00 Ft x 20.17 Ft	Primary Bedroom	14.25 Ft x 16.67 Ft
Living room	13.00 Ft x 19.83 Ft	Bedroom	12.00 Ft x 12.58 Ft
Family room	21.00 Ft x 15.25 Ft	Bedroom	12.75 Ft x 13.00 Ft
Kitchen	23.42 Ft x 15.25 Ft		