



1234 Lansdowne Avenue Calgary Alberta

\$2,999,000

Fabulous 3100 sq foot mid-century modern bungalow with abundant natural light + great indoor/outdoor living spaces located in a sought after serene location just steps from Sandy Beach/Riverdale park. Exceptional layout + easy living spaces with great flow + large principal rooms. Enter the home to a stunning living + dining space with soaring ceilings + wood burning fireplace. Efficient kitchen with loads of cabinetry + counter space, pantry, island + office work station complete with hidden printer. Step down into an all window informal dining space with very pretty garden views + in-floor heating for those chilly winter days. Generous sized family room, 3 bedrooms + laundry complete the main floor. All 4 bathrooms feature heating floors + the primary has vaulted ceilings, a lovely spa ensuite + direct access to a private area in the yard with a hot tub for every day use. Site finished hardwood flooring on the main level. The lower level is fully developed with 2 additional bedrooms, large rec room with built in bar, huge office with serial staircase connected to the primary bedroom. The house was extensively renovated in 2017 + boiler system + furnaces are just 3 years old. Hard to find, attached 3 car garage is an additional benefit of this exceptional home which can suit many buyer profiles. Walk to the shops of Britannia, the River pathway system, schools, tennis/skating rinks + Glencoe. (id:6769)

3pc Bathroom 6.83 Ft x 10.33 Ft
 Other 8.33 Ft x 10.50 Ft
 Bedroom 15.17 Ft x 9.75 Ft
 Bedroom 12.58 Ft x 9.75 Ft
 Office 17.00 Ft x 22.33 Ft
 Recreational, Games room 22.08 Ft x 31.67 Ft
 Furnace 21.92 Ft x 19.83 Ft
 2pc Bathroom 7.42 Ft x 7.58 Ft
 2pc Bathroom 5.17 Ft x 6.58 Ft
 4pc Bathroom 16.17 Ft x 5.17 Ft

Bedroom 18.67 Ft x 10.08 Ft
 Bedroom 11.75 Ft x 10.08 Ft
 Bonus Room 12.42 Ft x 9.25 Ft
 Breakfast 14.33 Ft x 11.83 Ft
 Dining room 15.58 Ft x 11.00 Ft
 Family room 23.17 Ft x 18.67 Ft
 Foyer 9.42 Ft x 12.17 Ft
 Kitchen 29.33 Ft x 14.33 Ft
 Laundry room 10.67 Ft x 9.25 Ft

Listing Presented By:



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