

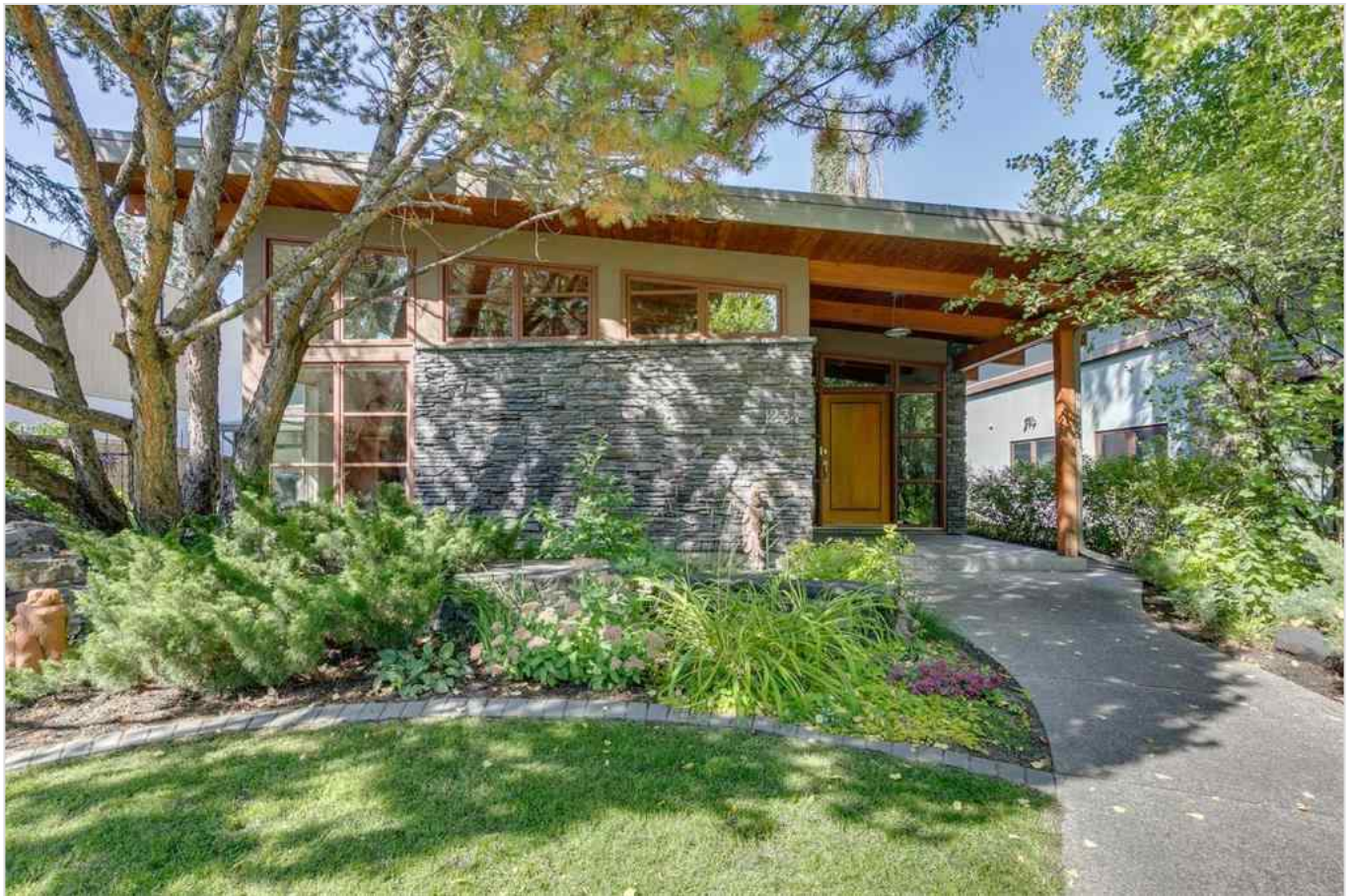


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1234 Lansdowne Avenue SW, Calgary, Alberta - \$2,999,000



Main Photo

Property Description

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



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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.

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