

# \$2,589,500 - 1140 Lansdowne Avenue Sw, Calgary

MLS® #A1096173

## \$2,589,500

5 Bedroom, 5.00 Bathroom, 3,639 sqft  
Residential on 0.00 Acres

Elbow Park, Calgary, Alberta

A remarkable opportunity to fully customize and move into your dream home by December 2021 in the heart of Elbow Park. Situated on a beautifully treed, and sunny southwest exposure corner 50x125 foot lot. Excellent proximity to Sandy Beach, River Park, and all the River pathways. At this point, the buyer has the opportunity to choose all selections and some floorplan changes to their specifications as you work with our experienced team. Designer, Architect, and builder. The unique modern yet classic exterior takes full advantage of the expansive SW exposure, corner lot. A fully open concept floor plan, 5 bedrooms, and bonus room are perfect for the growing or established family. High-end inclusive specifications include custom kitchen cabinetry, hardwood flooring throughout, and all high-end allowances for plumbing, lighting, and appliance selections. The floor-to-ceiling windows on the main level will offer amazing natural light in all principal rooms. A fully finished basement and triple garage, along with extensive outdoor patio space. Please see the available floorplans, and contact us anytime for further information or an on-site meeting. This property is not located in the flood zone.

Built in 2021

## Essential Information

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Price	\$2,589,500
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,639
Lot Size	6,243
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1140 Lansdowne Avenue Sw
Subdivision	Elbow Park
City	Calgary
Zone	Zone CC
Province	Alberta
Postal Code	T2S 1A5

### Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Gas Oven, Humidifier, Microwave, Range Hood, See Remarks, Washer, Wine Refrigerator, Disposal
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Environmental Reserve, Front Yard, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, See Remarks, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 19th, 2021
Days on Market	96
Zoning	R-C1

### **Listing Details**

Listing Office	RE/MAX REALTY PROFESSIONALS
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