

# \$1,149,000 - 111 Lansdown Estate, Rural Rocky View County

MLS® #A2233562

**\$1,149,000**

5 Bedroom, 4.00 Bathroom, 2,879 sqft  
Residential on 2.00 Acres

Lansdowne Estates, Rural Rocky View  
County, Alberta

PRICE REDUCTION OF \$46K!! This SPECTACULAR LIFESTYLE PROPERTY is nestled on 2.00 ACRES on a QUIET CUL-DE-SAC in the highly sought-after community of LANSDOWNE ESTATE. Featuring nearly 4,628.38 SQ FT of beautifully Developed Living Space, with 5 Bedrooms, 2 Full Baths, 2 Half Baths, a TRIPLE-CAR Garage + 2 MORE Potential Bedrooms. This ONE-AND-A-HALF STOREY HOME offers the perfect blend of ELEGANCE, FUNCTIONALITY, and RURAL CHARM - just minutes from the CITY LIMITS. Timeless TUDOR-STYLE ACREAGE home with a WRAPAROUND DRIVEWAY, NESTLED among MATURE TREES, featuring a TRIPLE GARAGE and WARM evening curb appeal. Step inside the VAULTED FOYER with 20"™5" CEILINGS and be drawn into the SUN-SOAKED LIVING ROOM featuring LARGE WINDOWS, a WOOD-BURNING FIREPLACE with a stunning STONE SURROUND, and EXPOSED BEAMS that add character and warmth. The layout flows seamlessly into a SPACIOUS DINING ROOM with plenty of ROOM to sit around the Table w/FAMILY, + FRIENDS having COZY CONVERSATIONS. An IMPRESSIVE CHEF-INSPIRED KITCHEN outfitted with QUARTZ COUNTERS, STAINLESS STEEL APPLIANCES, an Electric Stove Top w/



Double OVEN and MICROWAVE, CUSTOM CABINETRY, and a Long Kitchen Island with plenty of seating for quick on-the-go meals. The MAIN LEVEL offers FOUR GENEROUSLY SIZED BEDROOMS, including one with a private TWO-PIECE ENSUITE, a beautifully appointed FIVE-PIECE MAIN BATHROOM, and a SPACIOUS FAMILY ROOM with another FIREPLACE, perfect for relaxing evenings or entertaining guests, with direct access to the OUTDOOR DECK. Upstairs, the LUXURIOUS PRIMARY RETREAT features a FIVE-PIECE SPA-LIKE ENSUITE with a JETTED TUB, DUAL SINKS, a STANDING SHOWER, and a WALK-IN CLOSET with built-ins. The FULLY DEVELOPED BASEMENT includes a LARGE RECREATION ROOM, a COZY FAMILY ROOM, A BAR Area, TWO POTENTIAL BEDROOMS, a THREE-PIECE BATHROOM, a HUGE LAUNDRY ROOM, and AMPLE STORAGE throughout. Outside, the grounds are SPACIOUS and thoughtfully designed for both RELAXATION and ENTERTAINING. The WEST-FACING BACKYARD offers beautiful views of EVENING SUNSETS, creating a peaceful setting to unwind or host guests. There is an OVERSIZED, HEATED TRIPLE ATTACHED GARAGE measuring 33' x 25', along with TWO STORAGE SHEDS and MULTIPLE ENTERTAINING DECKS that extend your living space into the outdoors. A designated FIREPIT AREA and FENCED GARDEN complete this VERSATILE ACREAGE. Book your showing TODAY!!

This EXCEPTIONAL PROPERTY offers the TRANQUILITY OF COUNTRY LIVING with unbeatable access to a full range of URBAN AMENITIES. Just mins away, you'll find CHESTERMERE STATION'S SHOPPING AND DINING, TOP-RATED SCHOOLS, a

PUBLIC LIBRARY, and year-round recreation at CHESTERMERE LAKE-including BOATING, BEACHES, and WALKING PATHS, plus easy connectivity to CALGARY via HWY 1 and STONEY TRAIL for a SEAMLESS COMMUTE.

This home is in PRISTINE, MOVE-IN-READY CONDITION and is PRICED TO SELL.

Properties like this RARELY become available-this is the ONE YOUâ€™VE BEEN WAITING FOR. BOOK Your SHOWING NOW!!

Built in 1984

### Essential Information

MLS® #	A2233562
Price	\$1,149,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,879
Acres	2.00
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	111 Lansdown Estate
Subdivision	Lansdowne Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 2K4

### Amenities

Amenities	None
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Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Cable Connected
Parking Spaces	3
Parking	Parking Pad, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, French Door
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Double Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Fire Pit
Lot Description	Cul-De-Sac, Lawn, Many Trees
Roof	Asphalt
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	June 27th, 2025
Days on Market	57
Zoning	R-CRD
HOA Fees	220
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX House of Real Estate
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