

\$2,469,000 - 714 Lansdowne Avenue Sw, Calgary

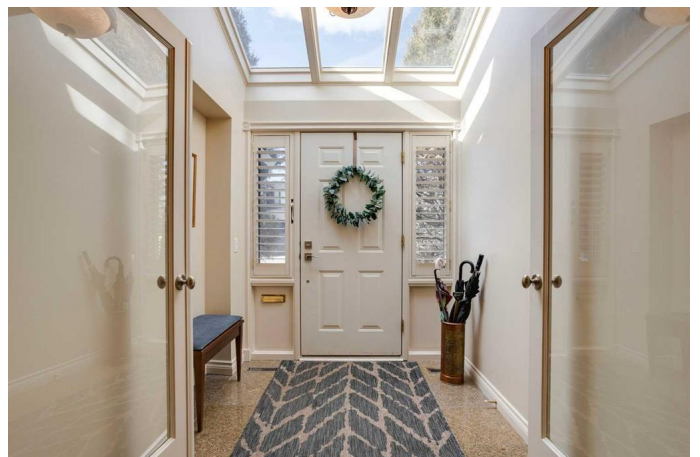
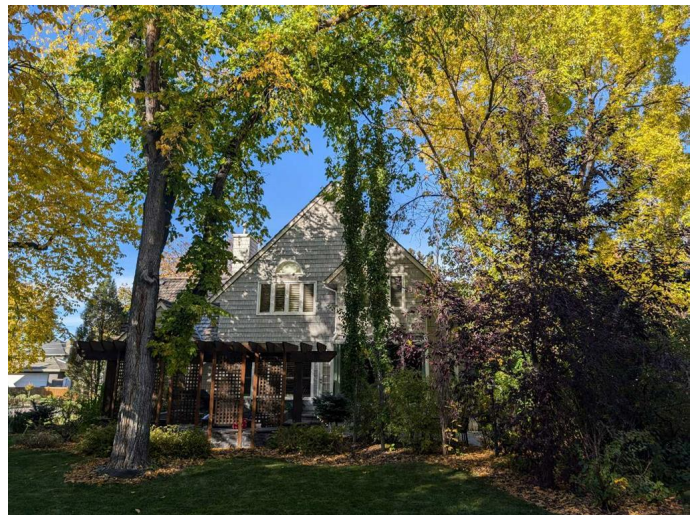
MLS® #A2200238

\$2,469,000

6 Bedroom, 7.00 Bathroom, 4,151 sqft
Residential on 0.16 Acres

Elbow Park, Calgary, Alberta

Situated on a sweeping corner lot on prestigious Lansdowne Avenue in Elbow Park awaits this immaculate, executive family home. Featuring over 6,064 sq. ft of meticulously designed living space plus a total of 6 bedrooms. As you enter the foyer, you'll immediately be taken aback with the character of this home showcasing a remarkable layout lined with gleaming hardwood floors and soaring ceilings with multiple skylights and large windows flooding this home in natural light from every angle. Siding the foyer, the office space complete with custom built-in storage provides a private, quiet space to work, read or just relax. Flowing effortlessly through the main level, you're greeted with large formal spaces including a luxurious great room with a vaulted & beamed ceiling and large windows plus a gas fireplace. The spacious, formal dining room has direct access into the gourmet kitchen complete with a large granite island, custom cabinetry, new Bosch appliance package plus a window-lined breakfast nook perfect for Sunday morning brunch with family & friends. Across the hall from the kitchen, you will find the comfortable entertainment room with a gas fireplace, built in custom cabinetry and provides direct access to the backyard deck, making this the perfect weekend retreat space. Additionally, there are two guest baths on the main. Following the impressive grand staircase to the second level, you'll find 3 bedrooms including the luxurious master suite boasting a vaulted



ceiling, gas fireplace plus a gorgeous, updated 5 piece ensuite complete with dual sinks encased in granite, deep soaker tub and separate oversized shower plus an extra-large walk-in closet for extensive wardrobes. Across the hall, 2 additional bedrooms with ample storage space share another 4 piece bath. The third loft level includes a flex space with sunroom for hobbies, and another bedroom complete with large skylights giving incredible views of the night sky and its own 3 piece ensuite bath. The fully developed lower level features an open layout with a large recreation/family room, flex area plus 2 guest bedrooms – one with a 4 piece ensuite plus a 3 piece main bath. This is the perfect space for guests, a growing family or teenagers. Additional features of this home include an oversized double attached garage, large deck plus a beautiful stamped concrete patio with built in BBQ and granite counter. Recent updates include cedar roof refurbishment, updated kitchen & loft sunroom, updated skylights, new appliance package, updated lighting, blinds and new paint throughout. Perfectly positioned, this home offers unparalleled convenience, with close proximity to The Glencoe Club, Calgary Golf & Country Club, Britannia Shopping Centre, Elbow River pathways, off leash dog park, Sandy Beach and Stanley Park. Additionally, it's conveniently located within walking distance to Elbow Park School, public transit, and effortless downtown access.

Built in 1984

Essential Information

MLS® #	A2200238
Price	\$2,469,000
Bedrooms	6
Bathrooms	7.00

Full Baths	6
Half Baths	1
Square Footage	4,151
Acres	0.16
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

Community Information

Address	714 Lansdowne Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1A1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings
Appliances	Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Corner Lot, Irregular Lot, Landscaped, Low Maintenance Landscape, Private, Treed
Roof	Cedar Shake
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 10th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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