

\$1,195,000 - 111 Lansdown Estate, Rural Rocky View County

MLS® #A2233562

\$1,195,000

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

Lansdowne Estates, Rural Rocky View
County, Alberta

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.

This EXCEPTIONAL PROPERTY offers the TRANQUILITY OF COUNTRY LIVING with unbeatable access to a full range of URBAN AMENITIES. Just minutes 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 HIGHWAY 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 YOU'VE BEEN
WAITING FOR. BOOK Your SHOWING
NOW!!

Built in 1984

Essential Information

MLS® #	A2233562
Price	\$1,195,000
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	Acreage with Residence, 1 and Half Storey
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
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer

	Connected, Water Connected, Phone 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, French Door, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters
Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
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	18
Zoning	R-CRD
HOA Fees	220
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX House of Real Estate
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