

\$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

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'™• 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' x 10', 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 YOU'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	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, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Parking Pad, Triple Garage Attached

of Garages 3

Interior

Interior Features 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, Beamed Ceilings

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 Lawn, Many Trees, Cul-De-Sac

Roof Asphalt

Construction Wood Frame

Foundation Wood

Additional Information

Date Listed June 27th, 2025

Days on Market 94

Zoning R-CRD

HOA Fees 220

HOA Fees Freq. MON

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.