



706 Lansdowne Avenue SW Calgary, AB T2S 1A1

Residential Incomplete [A2274300](#)

DOM: 0 **LP:** \$3,750,000.00 **OP:**



Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Elbow Park
Type:	House	Ttl Beds:	6
Levels:	Two	F/H Bth:	6/1
Year Built:	2008	RMS SQFT:	4,401.00
LINC#:	0012956066	LP/SF:	\$852.08
Arch Style:	2 Storey	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Negotiable	Lot Size:	8492 SF 788.93 SM
Lot Dim:		Lot Depth:	33.27 M 109.16'
Front Length:	24.46M 80`3"	Lot:	6,7
Legal Desc:	6153AC;3;6,7	Condo:	No
Legal Pln:	6153AC Blk: 3	Tax Amt/Yr:	\$21,754.00/2025
Zoning:	R-CG	Loc Imp Amt:	S
Title to Lnd:	Fee Simple	Front Exp:	S
Disclosures:	No Disclosure		
Restrict:	Restrictive Covenant		

Public Remarks: Exceptional family home in the Riverdale section of Elbow Park. Builder's own home with outstanding quality, a total of 6 bedrooms 7 bathrooms and 6745 square feet of development. The setting is as quiet as you can get in the inner-city...facing treed parkland on a section of Lansdowne Avenue that feels like a picturesque country lane. An extra-wide 80' lot gives the home a very generous feel. Timeless "West Coast" style with modern details, 9' ceilings and huge windows to pull in maximum light. Custom double-front doors lead to a stylish 2-story entry. Site-finished hardwood and hard-surface flooring throughout the home (no carpet) . Open-plan across the rear of the home with a high-end chef's kitchen with large island, solid wood cabinetry, top appliances (Subzero and Wolf), 2 pantries and a coffee station with sink and dishwasher. Huge family room with contemporary-stone fireplace and sliding doors to the deck. Beautiful dining room shares the fireplace and has french doors to the porch. A quiet den provides at-home workspace plus some adult-lounge seating. A well-organized mud room, a 3-piece bath with shower (good for pets) and large laundry complete the main. Incredible central staircase with exceptional width, gentle grade and 2 huge skylights overhead. 4 bedrooms on the upper level. The primary suite offers a spacious bedroom with fireplace, skylight and bar (sink and fridge), 2 walk-in closets and a bright and luxurious ensuite bath with freestanding soaking tub, steam shower with multiple heads and bench and an enormous double vanity. The 3 secondary bedrooms each have their own ensuite bath and walk-in closet. Fully developed down with 2344 square feet including a games room with multiple areas for billiards, ping pong etc, a media room with two TV's, extravagant wet bar adjacent to a wine-cigar room, another 2 bedrooms (one utilized as gym) and a fantastic storage room (~200 square feet). Handsome curb appeal with an ~8500 square foot lot with recently enhanced landscaping. Other outdoor features include a generous front porch that wraps around on the west side, massive rear deck with pizza oven/fireplace and lots of grass for the kids to play. Oversized and heated triple garage with coated floor. This is a perfect family home in a perfect family location!

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:	211.91	Mtr2	2,281.00	SqFt
Baths:	0	1	1	1	0	0	Bed Abv: 4	Upper:	196.95	Mtr2	2,120.00	SqFt
EnSt Bth:	0	0	0	3	0	1	Rms Abv: 9	Blw Grade:	217.76	Mtr2	2,344.00	SqFt
Garage Dims (L x W):	33`6" x 22`0"							Total AG:	408.86	Mtr2	4,401.00	SqFt

Property Information

Basement:	Full	Laundry Ft:	Laundry Room, Main Level
Basement Dev:	Finished	Basement Ft:	Other
Heating:	Forced Air	Cooling:	Central Air
Construction:	Wood Frame	Fireplaces:	2/Gas
Foundation:	Poured Concrete	Flooring:	Hardwood
Exterior Feat:	Outdoor Kitchen, Private Entrance, Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Deck, Front Porch
Reports:	Floor Plans, RMS Supplements		
Parking:	Triple Garage Detached Total: 3		
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths		
Lot Features:	Back Lane, Back Yard, Landscaped, Level, Private, Rectangular Lot, Treed		
Goods Include:	See Seller's agent		
Appliances:			

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).