



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**115 LANSDOWN Estates, Rural Rocky View County T1X 2K4**

MLS® #: **A2123026**

Area: **Lansdowne Estates**

Listing Date: **04/15/24**

List Price: **\$1,100,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Finished Floor Area

Year Built:

**1983**

Abv Sqft:

**2,592**

Lot Information

Low Sqft:

**2,592**

Lot Sz Ar:

**87,120 sqft**

Ttl Sqft:

**2,592**

Lot Shape:

DOM

**34**

Layout

Beds:

**5 (4 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey, Acreage  
with Residence**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Back Yard, Cul-De-Sac, Lawn, Garden, No Neighbours Behind, Landscaped, Level, Many Trees, Treed, Views  
Driveway, Electric Gate, Front Drive, Garage Door Opener, Garage Faces Front, Gated, Oversized, Triple Garage  
Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler, Hot Water, Natural Gas**  
Sewer: **Septic System**  
Ext Feat: **Dog Run, Private Yard**

Construction: **Stone, Wood Frame, Wood Siding**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Refrigerator**  
Int Feat: **Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>15`2" x 12`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`11" x 11`0"</b>	<b>Family Room</b>	<b>Main</b>	<b>15`0" x 17`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>17`4" x 12`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 16`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`5" x 14`1"</b>	<b>Mud Room</b>	<b>Main</b>	<b>4`2" x 18`0"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`10" x 8`9"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`6" x 7`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`2" x 10`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`5" x 11`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>19`2" x 14`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`0" x 11`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>24`4" x 26`0"</b>	<b>Storage</b>	<b>Basement</b>	<b>7`5" x 5`7"</b>

Furnace/Utility Room	Basement	17`3" x 18`3"	3pc Bathroom Legal/Tax/Financial	Basement	8`9" x 8`6"
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R1</b>			
	<b>7810589</b>			Remarks	
Pub Rmks:	<b>The best of both worlds...a beautiful country retreat, just a few minutes from town. It's the perfect set up. Welcome to Lansdown Estates, a collection of private acreages just minutes from Chestermere, but worlds away. This property is spectacular. Featuring 2 full acres with evergreens surrounding the perimeter, the privacy is amazing. In fact, the whole property has dozens and dozens of trees strategically placed to create a quiet oasis away from everyone else. There is a huge garden area, a dog run, bbq area, and a massive west facing deck off the back of the house. Built in 1983, the house has gone through some substantial upgrades, while retaining a lot of its original charm. As you enter through the front double doors, you are greeted by soaring ceilings and a grand foyer with a curved staircase leading to the second level. Off to the left is the formal living and dining rooms, highlighted by a floor to ceiling stone fireplace, and hardwood floors. To the right of the main entrance is the hallway leading to the 4th bedroom or office, and the triple attached garage. As you make your way past the staircase to the back of the house, the area you will spend most of your time in reveals itself. The kitchen/nook/family room run the width of the house, featuring rich wood finishing, hardwood floors, another fireplace, stone counters in the kitchen along with upgraded appliances. Upstairs, there are three bedrooms including the primary suite. It is huge, with room for a king size bed, as well as a sitting area. It includes a walk in closet and a fully renovated en-suite bath. The basement is fully developed, and includes the 5th bedroom, lots of storage, and a large rec room. This truly is a great opportunity to get into acreage living, yet be close to all the amenities of Chestermere. It's a special property that must be seen to be appreciated. For more details, and to see our 360 virtual tour, click the links below.</b>				
Inclusions: Property Listed By:	<b>N/A eXp Realty</b>				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















