



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**131 LANSDOWN Estates, Rural Rocky View County T2P 2G7**

MLS® #: **A2163725**      Area: **Lansdowne Estates**      Listing Date: **09/09/24**      List Price: **\$995,000**  
 Status: **Pending**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **87,120 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,490**  
 Low Sqft:  
 Ttl Sqft: **2,490**

DOM

**10**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **10**  
 Garage Sz: **310**

Access:  
 Lot Feat:  
 Park Feat: **Back Yard, Corner Lot, Cul-De-Sac, Garden, Landscaped, Many Trees, Rectangular Lot Asphalt, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer: **Septic Field, Septic Tank**  
 Ext Feat: **Private Entrance, Private Yard, Storage**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**  
 Int Feat: **Kitchen Island, Open Floorplan, Storage**  
 Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>    | <u>Room</u>             | <u>Level</u> | <u>Dimensions</u>    |
|--------------------------|--------------|----------------------|-------------------------|--------------|----------------------|
| <b>5pc Bathroom</b>      | <b>Main</b>  | <b>11`3" x 7`3"</b>  | <b>Bedroom</b>          | <b>Main</b>  | <b>15`9" x 12`2"</b> |
| <b>Bedroom</b>           | <b>Main</b>  | <b>15`0" x 12`4"</b> | <b>Bedroom</b>          | <b>Main</b>  | <b>11`3" x 7`11"</b> |
| <b>Dining Room</b>       | <b>Main</b>  | <b>15`1" x 10`1"</b> | <b>Foyer</b>            | <b>Main</b>  | <b>8`8" x 5`0"</b>   |
| <b>Kitchen</b>           | <b>Main</b>  | <b>13`5" x 11`1"</b> | <b>Laundry</b>          | <b>Main</b>  | <b>11`0" x 15`5"</b> |
| <b>Living Room</b>       | <b>Main</b>  | <b>15`6" x 20`2"</b> | <b>4pc Ensuite bath</b> | <b>Upper</b> | <b>9`2" x 8`7"</b>   |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>19`3" x 15`6"</b> | <b>Walk-In Closet</b>   | <b>Upper</b> | <b>9`2" x 6`7"</b>   |

5pc Bathroom  
Bedroom  
Living Room

Basement  
Basement  
Basement

10`10" x 6`11"  
12`7" x 12`11"  
17`1" x 33`9"

Bedroom  
Den  
Furnace/Utility Room

Basement  
Basement  
Basement

15`6" x 15`2"  
10`10" x 8`2"  
10`10" x 11`10"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R1

7810589

Remarks

Pub Rmks:

**OVER 4,000 ft of living space with an OVERSIZED HEATED 35 \* 31 Ft TRIPLE CAR garage on 2 Acres with 6 bedrooms + only minutes to Chestermere City limits. Wow!! This gorgeous bungalow is packed with features that you will absolutely LOVE and this provides an AFFORDABLE way to get into the acreage Market around Calgary! As you pull into the property you will immediately be impressed by the freshly paved driveway that leads up to the oversized triple car garage with an abundance of additional parking for RVs, trucks or whatever your needs are. Once entering the house you will love the natural light that flows throughout the house through all the large windows. A cozy front living area with wood burning fireplace and HARDWOOD floors is the perfect spot for entertaining all your family and friends. The living area flows into the kitchen which is complete with solid wood cabinetry, stainless steel appliances, island with breakfast bar seating and a spacious dining nook. 3 spacious bedrooms (one with access to the rear deck) and a 5 piece bathroom are all found on the main floor of this spacious home. The primary bedroom can be found a few steps up and is secluded from the rest of the house. Featuring a huge KING size bedroom area, a large balcony with frosted glass, WALK IN closet & updated 4 piece ENSUITE with walk in shower and jetted tub! Pass by a large laundry room with sink on the way into your MASSIVE triple car garage which is HEATED, drywalled & complete with storage shelves and additional lighting. For anyone who works from home you will love the huge, private office area which is filled with natural light and tucked away from the main living space! The lower level is complete with 2 additional bedrooms, a den with large window, another 5 piece bathroom, and MASSIVE rec room area which is finished with HARDWOOD flooring and second wood burning fireplace with floor to ceiling Stone finishing. This great property offers space for the whole family and tons of room to play. Complete with garden, fire pit area, tons of mature trees offering privacy from Neighbors, plus a corner lot location! Whether you are looking for more storage space, privacy, parking or you have just been craving a little retreat out of the city without the commute, this is 100% it!! Many updates throughout including 2 new furnaces in 2024!**

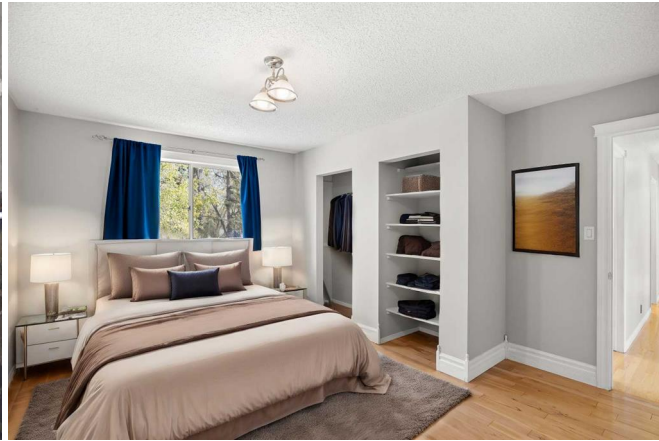
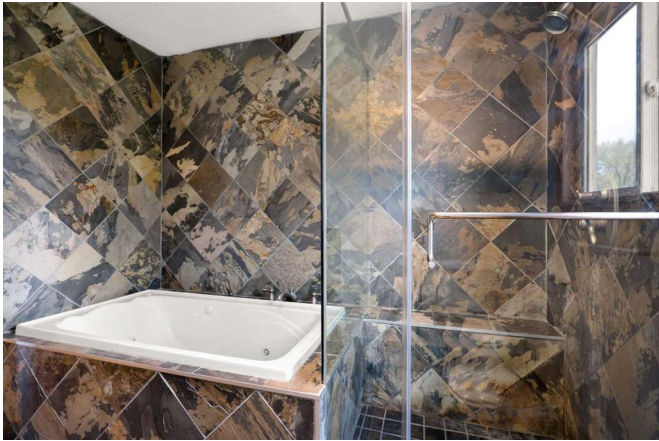
Inclusions:  
Property Listed By:

Storage Sheds  
Greater Property Group

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





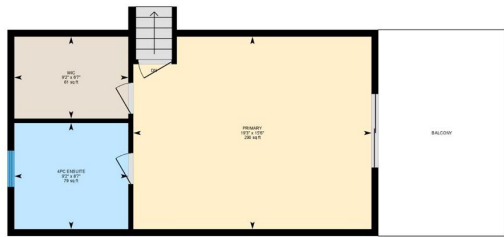








**131 Lansdown Ests, Rocky View, AB**  
2nd Floor Exterior Area 903.39 sq ft



0 2 4 ft

PREPARED: 2024/09/19



White regions are included from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**131 Lansdown Ests, Rocky View, AB**  
Basement (Below Grade) Exterior Area 1800.09 sq ft



0 5 10 ft

PREPARED: 2024/09/19



White regions are included from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**131 Lansdown Ests, Rocky View, AB**

Main Floor Exterior Area 1762.41 sq ft  
Excluded Area 1241.07 sq ft



0 7 14 ft

PREPARED: 2024/09/19



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