

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

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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	2
Zoning	R-CRD
HOA Fees	220
HOA Fees Freq.	MON

### Listing Details

Listing Office	RE/MAX House of Real Estate
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