

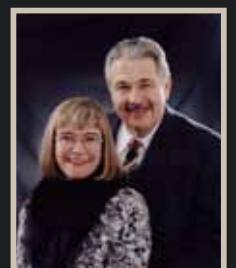
# 1235 Lansdowne Avenue S.W.



Privacy. Convenience. This ELEGANT CONTEMPORARY HOME is situated at the end of a cul-de-sac on a beautifully landscaped lot offering a serene setting with easy access to every amenity.



*Ellyn Mendham &  
Tom Westcott*  
realtors®



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Simple elegance. You'll enjoy entertaining here. Spacious living room with black marble fireplace and pale oak floors. Bright dining room with picture window to let the sunlight flood the room.



The heart of this home is the kitchen/family room where all will gather. Huge center island, granite counters, upscale appliances. Best of all 3 walls of windows plus 2 skylights magically allow the outdoors to surround you.



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The amazing upper levels offer 3 children's bedrooms and 2 baths (one ensuite) plus relaxing sitting area. The master suite is two level with spa-like bath and a full office in the trees.



The basement is fully finished with a big rec room, bath and flex room plus utility/storage area.



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<i>Address</i>	<i>1235 Lansdowne Avenue SW,</i>			<i>Price</i>	<b>\$ 2,950,000</b>
<i>District</i>	<i>C005 - Elbow Pk</i>			<i>Mortgage</i>	<i>T.A.C.T.</i>
<i>Salesperson</i>	<b><i>Ellyn Mendham &amp; Tom Westcott</i></b>				
<i>Phone</i>	<b><i>403-259-4141</i></b>				
Lot	<b>70' X 120' Irr.</b>	Ext Fin	<b>Stucco</b>	<i>RPR/Year</i>	<b>March 2002</b>
Landscap	<b>Beautifully</b>	Heating	<b>2F-A</b>	<i>Compliance / Yr</i>	<b>March 2002</b>
Fenced	<b>Yes</b>	Flooring	Carpet,Hdwd, Tile	<i>Zoning</i>	<b>R -C1</b>
Style	<b>2.5 Storey</b>	Home Size	<b>3299 sf (306.5m2)</b>	<i>Taxes 2009</i>	<b>\$8,850</b>
Age	<b>1959 (Reno'd)</b>	Fireplace	1 - Wood with log	<i>L. I. Levy</i>	<b>None Noted</b>
Living Rm	<b>25'3 x 14'9</b>	Family Rm	<b>14'2 x 10'3</b>	<i>Rooms</i>	<b>10/4</b>
Dining Rm	<b>14'3 x 10'5</b>	Office/Den	<b>26' x 14'10</b>	<i>Possession</i>	<b>60 Days/ Negotiable</b>
Kitchen	<b>14'2 x 14</b>	Laundry	<b>On Main</b>		

Bathrooms 4.5) 2 X 3 piece, 2 piece, 5 piece Ensuite, 3 piece  
Bedrooms 4) Master (20 X 13'9) 2nd(14'9 x 13'6) 3rd(15'1 x 7'11)4th (12'6 x 11'7)  
Basement Fully Developed with Rec Room, Bath, Flex Room, Utility/Storage  
Garage Attached Tandem Garage with Workshop Area  
Included Refrigerator, Gas Stove, Dishwasher, Wine Fridge, Garburator, All Window Coverings, Central Vacuum system and Attachments, Shed, Garage Door Opener and 3 Controls, Living Room  
**Excluded** *Wine Bottle Opener, Painting in Frame in Front of Living Room T.V.*  
**Remarks** *CONTEMPORARY ELEGANCE in a magical setting. Spacious (3299 square feet) four bedroom home on a huge LUSHLY LANDSCAPED lot at the end of a cul-de-sac with park area behind and Sandy Beach only steps away. Enjoy the TOWERING TREES that surround the property and provide PRIVACY but in a location only minutes from shopping, schools, and downtown. Top quality renovations and design provide a gracious main level for entertaining with GOURMET KITCHEN/FAMILY ROOM with GRANITE counters and huge island plus 3 walls of windows and 2 skylights that welcome the outdoors in. The upper level has 3 large childrens bedrooms plus 2 baths (one ensuite) and a two level master wing with huge bedroom, spa-like ensuite, and full size office surrounded by trees.*  
Owner M. Berard Appointments Lister Leni CBS

Listed by: **RE/MAX Realty Professionals**

**Deposits to Listing Company - Listing company to do Conveyancing**

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



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