

# \$1,449,000 - 319 Lansdown Estates, Rural Rocky View County

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MLS® #A2248792

**\$1,449,000**

6 Bedroom, 5.00 Bathroom, 2,722 sqft  
Residential on 2.00 Acres

Lansdowne Estates, Rural Rocky View County, Alberta

Discover the perfect blend of modern luxury and serene acreage living on this beautifully transformed 2-acre property. This stunning 2-storey home has been completely renovated inside and out, offering a fresh, contemporary style paired with timeless comfort.

Inside, every detail has been reimagined, new windows, premium flooring and a state-of-the-art kitchen with quartz countertops, built-in appliances, and sleek cabinetry create an atmosphere of refined elegance. A full bedroom with a private ensuite on the main floor adds convenience and versatility, while the spacious living room and family room, both filled with natural light from expansive windows and skylights, provide perfect spaces for gathering.

The upstairs master retreat is a true sanctuary, featuring a spacious layout and a luxurious 5-piece ensuite with a jetted soaker tub and a separate stand-up shower. You'll also find two additional generously sized bedrooms, each featuring custom built-ins in the walk-in closets for effortless organization. Comfort is ensured year-round with a new furnace and air conditioning.

The heated, epoxied garage offers a pristine, functional space, while the expansive



south-facing backyard is an entertainerâ€™s dream, complete with a built-in BBQ, exterior wood-facing fireplace, and exposed concrete finish for a stylish outdoor retreat.

This property offers the space, privacy, and elegance youâ€™ve been looking for, all just a short drive from city amenities.

Book your private tour today and experience this extraordinary acreage for yourself.

Built in 1980

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2248792                         |
| Price          | \$1,449,000                      |
| Bedrooms       | 6                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 4                                |
| Half Baths     | 1                                |
| Square Footage | 2,722                            |
| Acres          | 2.00                             |
| Year Built     | 1980                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 319 Lansdown Estates    |
| Subdivision | Lansdowne Estates       |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T2P 2G7                 |

**Amenities**

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 15                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, |

|              |                               |
|--------------|-------------------------------|
|              | Insulated, Parking Pad, Paved |
| # of Garages | 2                             |

## Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, Skylight(s), Vaulted Ceiling(s)              |
| Appliances        | Bar Fridge, Built-In Freezer, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                                                             |
| Fireplaces        | Wood Burning                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                                                |

## Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                       |
| Lot Description   | Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Stone, Stucco                                                                                                      |
| Foundation        | Poured Concrete                                                                                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 18                |
| Zoning         | .                 |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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