



Rachelle Starnes

Properties of Distinction

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Proudly Presenting

1238 Lansdowne Avenue SW

Offered at \$1,975,000

Exceptional property located on one of the most pristine streets in Elbow Park. You are only steps away from Riverdale Park and Sandy Beach Park, only five minutes to downtown and only two minutes to Britannia Shopping center.



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*B*eautifully renovated, this fabulously decorated home and spacious home boasts vaulted ceiling details, two fireplaces, hardwood floors, a new kitchen with granite countertops, two main floor bedrooms, floor to ceiling windows overlooking the exquisite landscape set behind, a main floor bathroom with double sinks and large soaker tub and designer built-in detailing in the family room. The lower level is a partial walk-out featuring another family room, a bedroom and a large office and sitting area. The pie-shaped property features gigantic mature trees, beautiful patio and garden spaces, a hot-tub and incredible West sunlight in the afternoon. This property is a special gem for a fortunate buyer.

