



THE
A-TEAM

**RE/MAX
FIRST**

331 RAILWAY Point, Langdon T0J 1X1

MLS® #: **A2108218**

Area: **NONE**

Listing Date: **02/15/24**

List Price: **\$829,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$20k, 11-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Langdon

Year Built:

2008

Lot Information

Lot Sz Ar:

10,018 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,663

Low Sqft:

Ttl Sqft:

2,663

DOM

94

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac,Environmental Reserve,Rectangular Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Asphalt,Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Washer,Window Coverings

Int Feat:

Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|
| Bedroom - Primary | Upper | 20`5" x 12`10" |
| Bedroom | Upper | 15`3" x 11`7" |
| Dining Room | Main | 13`2" x 10`3" |
| Den | Main | 11`11" x 9`9" |
| Dinette | Main | 10`3" x 11`1" |
| Pantry | Main | 4`0" x 3`11" |
| Walk-In Closet | Upper | 7`8" x 6`7" |

| Room | Level | Dimensions |
|-------------------------|--------------|-----------------------|
| Bedroom | Upper | 13`2" x 9`9" |
| Family Room | Main | 13`0" x 13`11" |
| Living Room | Main | 13`11" x 12`3" |
| Kitchen | Main | 13`10" x 13`9" |
| Mud Room | Main | 10`2" x 6`3" |
| 5pc Ensuite bath | Upper | 16`2" x 12`1" |
| 4pc Bathroom | Upper | 10`11" x 5`5" |

Bedroom
Other
Kitchenette
Storage
2pc Bathroom

Basement
Basement
Basement
Basement
Main

12`8" x 11`0"
25`5" x 13`6"
11`8" x 6`5"
13`5" x 3`9"
6`5" x 4`11"

Bedroom
Dinette
Game Room
4pc Bathroom

Basement
Basement
Basement
Basement

12`6" x 10`6"
8`3" x 11`10"
24`1" x 13`10"
13`4" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **0614055**

Zoning:
HR

Remarks

Pub Rmks: **Welcome to Langdon! This beautiful home is located on a quiet cul de sac in the peaceful hamlet of Langdon. Over 3800 SQ FT of living space in this two-story home with professionally developed walkout lower level. The front entry welcomes you into a large foyer; the main floor includes a beautiful gourmet kitchen, granite countertops and tile backsplash, a large island, corner pantry, Newly installed stone composite plank flooring (April 2024} with eating nook that leads to a large deck. Beside the kitchen is a cozy living room with a gas fireplace. Entertain with a separate formal front dining & living room. Beautiful vaulted ceilings in the front living room with amazing sunlight that comes from the large west facing window. A perfectly located office/den with French doors. Main floor laundry/mud room and a 2 piece bathroom complete this floor. Upstairs you will find a large master bedroom with 5 piece ensuite; 2 sinks, and vanity counter, corner jetted tub, separate shower and walk-in closet. Two additional large sized bedrooms upstairs and a 3 piece bathroom. Plus room for a sofa or desk and bookcases in the landing. PLEASE NOTE! NEW ROOF AND EAVESTROUGHS JUST COMPLETE ON MAY 14TH, 2024. The lower walkout level is fully developed, it's bright and spacious. It includes a 3 piece bathroom, kitchen area & dining area, 2 bedrooms, plenty of storage spaces, laundry room and outdoor deck to enjoy your morning coffee. The oversized garage and huge yard complete this lovely home! It's a must see. This home is walking distance to Langdon parks & pathways, schools (including the new High School opening 2024), restaurants, a grocery store and more. Come visit today! The wooden flooring on the main floor is in the process of being replaced.**

Inclusions: **None**
Property Listed By: **First Place Realty**

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











