



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 HANSON Drive, Langdon T0J1X0**

MLS®#: **A2109982**

Area: **Hanson Park**

Listing Date: **02/23/24**

List Price: **\$729,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Langdon**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **9,583 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,426**

Low Sqft:

Ttl Sqft: **1,426**

DOM

**86**

Layout

Beds: **3 (1 2 )**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Rectangular Lot**

**Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Electric,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Oven-Built-In,Refrigerator**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"
Den	Main	9`2" x 11`2"
Kitchen	Main	16`7" x 17`1"
Living Room	Main	16`6" x 17`7"
Walk-In Closet	Main	11`0" x 6`1"
Bedroom	Lower	10`11" x 13`6"

Room	Level	Dimensions
5pc Ensuite bath	Main	14`0" x 11`8"
Foyer	Main	10`5" x 7`4"
Laundry	Main	6`11" x 11`11"
Bedroom - Primary	Main	14`3" x 14`11"
4pc Bathroom	Lower	6`8" x 8`0"
Bedroom	Lower	11`4" x 13`3"

Game Room	Lower	29`10" x 23`4"	Furnace/Utility Room	Lower	15`9" x 15`0"
Legal/Tax/Financial					

Title: <b>Fee Simple</b>		Zoning: <b>DC-97</b>	
Legal Desc:	<b>2110339</b>		Remarks

Pub Rmks:	<p><b>Open House April 27 /12-3! Step into luxury living with this newly built masterpiece, meticulously crafted with attention to detail and quality craftsmanship. This home is ready for you to move in and welcome spring in style! As you enter, you'll be greeted by an open floor plan adorned with stylish vinyl plank flooring throughout the main level. The neutral color palette provides a blank canvas for you to personalize and make your own. Prepare to be dazzled by the heart of the home - the kitchen. It boasts stunning granite countertops, complemented by contemporary cabinetry. Equipped with a gas stove, double ovens, and a water fridge, this kitchen is a chef's dream. Plus, the walk-in pantry offers ample storage space for all your culinary essentials. Adjacent to the kitchen, the inviting living room beckons with an electric fireplace, adding both warmth and ambiance to the space. Whether you're unwinding with loved ones or entertaining guests, this cozy retreat is perfect for every occasion. Escape to the luxurious primary bedroom, complete with a large walk-in closet featuring custom shelving, and a lavish 5-piece ensuite. Pamper yourself in the spa-like atmosphere, boasting a soaker tub, separate shower, granite countertops, and modern fixtures. The main floor also features a den and a 2-piece bath, dressed with elegant fixtures consistent with the rest of the home. Laundry chores are made easy with the conveniently located main floor laundry room, complete with a sink. Descend to the lower level and discover a world of entertainment possibilities. A wet bar, complete with a bar fridge, cabinetry, and granite countertops, awaits your hosting needs. The large rec area, featuring a second electric fireplace, provides ample space for gatherings with friends or quality family time. Two additional bedrooms and another full bath complete the lower level, boasting sleek modern fixtures and finishes. Situated on a generous .22-acre lot with zoning permitting another double detached garage, the possibilities are endless. Don't miss out on the opportunity to turn this house into your dream home! As an added bonus, the seller is offering 1 year financing at 3.99%. Don't let this opportunity pass you by - schedule your viewing today! New Home Warranty applies!</b></p>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>CIR Realty</b>

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



















