



THE
A-TEAM

**RE/MAX
FIRST**

54 HANSON Drive, Langdon T0J 1X1

MLS®#: **A2111604** Area: **Hanson Park** Listing Date: **03/01/24** List Price: **\$725,999**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Langdon**
Year Built: **2024**
Lot Information
Lot Sz Ar: **9,147 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,181**
Low Sqft:
Ttl Sqft: **2,181**

DOM

79
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction:
Stone,Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`6" x 11`6"
Living Room	Main	15`6" x 13`0"
Foyer	Main	10`8" x 7`4"
Laundry	Upper	10`6" x 5`8"
Bedroom - Primary	Upper	15`6" x 14`0"
Bedroom	Upper	11`8" x 10`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`6" x 8`6"
Office	Main	10`6" x 9`6"
Mud Room	Main	10`4" x 7`0"
Bonus Room	Upper	13`6" x 11`6"
Bedroom	Upper	11`6" x 10`0"
2pc Bathroom	Main	0`0" x 0`0"

4pc Bathroom	Upper	5pc Ensuite bath	Upper		
		Legal/Tax/Financial			
Title:		Zoning:			
Fee Simple		R-1			
Legal Desc:	2110339	Remarks			
Pub Rmks:	<p>Nestled in the picturesque Hamlet of Langdon, amidst the thriving landscape of one of southern Alberta's fastest-growing family-oriented communities, this pristine 3-bedroom abode, crafted by Royal Design Homes, boasts nearly 2,200 square feet of meticulously designed living space. The airy main floor welcomes you with hardwood floors and lofty 9-foot ceilings, suffused with the warmth of natural light. A focal point is the grand floor-to-ceiling fireplace adorning the inviting living room, seamlessly connected to the elegantly upgraded kitchen. Here, culinary dreams come to life with engineered quartz countertops, an expansive island/eating bar, ceiling-touch cabinetry, and a deluxe stainless steel appliance package, all complemented by a convenient walk-thru pantry and ample dining area. Nestled adjacent to the living room, a tucked-away office space awaits, ideal for productive work-from-home days. Rounding out the main level are a practical mudroom and a stylish 2-piece powder room. Ascend to the second floor to discover a spacious bonus room, three generously proportioned bedrooms, a well-appointed 4-piece main bath, and a laundry room complete with sink and storage facilities. The luxurious primary bedroom beckons with a walk-in closet and a lavish 5-piece ensuite, boasting quartz countertops, dual sinks, a rejuvenating jetted tub, and a separate shower. Langdon offers an array of amenities, from quaint 1908-themed shops lining a wooden boardwalk to a selection of restaurants, schools, a grocery store, and The Track Golf Course. A sprawling community park awaits, featuring a community center, skate park, ball diamonds, and playgrounds, while Iron Horse Fields boasts a quad baseball diamond complex. Notably, Langdon's forward-thinking approach includes an approved 10-foot setback on one side of the property, offering ample space for accessing the back of the property or constructing a double garage. Experience the quintessence of small-town living with the added convenience of easy access to nearby Calgary and Chestermere, making this Langdon haven the epitome of modern rural living.</p>				
Inclusions:	None.				
Property Listed By:	RE/MAX Real Estate (Central)				

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











