



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 HANSON Drive, Langdon T0J1X1**

MLS® #: **A2114227** Area: **Hanson Park** Listing Date: **03/12/24** List Price: **\$779,900**  
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Langdon**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **9,408 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,535**  
Low Sqft:  
Ttl Sqft: **2,535**

DOM

**68**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:  
Lot Feat: **Level**  
Park Feat: **Double Garage Attached,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **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: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Stove(s)**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 9`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 14`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`4" x 14`3"</b>	<b>Spice Kitchen</b>	<b>Main</b>	<b>5`5" x 8`0"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>11`10" x 4`11"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`11" x 12`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`10" x 11`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 13`6"</b>
<b>Family Room</b>	<b>Second</b>	<b>16`6" x 12`7"</b>	<b>Laundry</b>	<b>Second</b>	<b>10`0" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`1" x 12`10"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>10`1" x 5`0"</b>

Foyer	Main	9`8" x 7`0"	Legal/Tax/Financial
Title: <b>Leasehold</b>		Zoning: <b>DC-97</b>	
Legal Desc:	<b>2110339</b>		Remarks
Pub Rmks:	<b>Welcome to another quality home by Ishaan Homes! This stunning two-story residence boasts over 2400 square feet of developed space, offering 4 bedrooms and 3 full baths for luxurious living. Step inside and experience the epitome of modern elegance with granite countertops, soaring high ceilings, durable vinyl plank flooring, exquisite wrought iron railings, and the impeccable craftsmanship that defines Ishaan Homes. On the main floor, one of the bedrooms offers convenience, accompanied by a well-appointed 4-piece bath. The large kitchen is a chef's dream, featuring pristine white cabinetry, white granite countertops, and stainless steel appliances including a gas stove top, dual built-in ovens (microwave and traditional), and a water fridge (appliances being installed this week!). A spice kitchen pantry with an extra sink and stove adds functionality, perfect for preparing those special holiday meals like Easter dinner just around the corner. The upper level unveils a bonus room with a cantilevered ceiling, providing added height and a sense of grandeur. The three additional bedrooms on this level include a jack-and-jill 5-piece bath serving the secondary bedrooms and a luxurious primary bedroom featuring a large walk-in shower, dual sinks with quartz countertops, and a relaxing soaker tub. Convenience is key with an upstairs laundry room complete with a sink and cabinet space. Located on a large .21 acre lot with specific zoning to allow for a double detached garage to be built in the back! Side house access to the lower unfinished level. Immediate possession available!</b>		
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









