



THE
A-TEAM

**RE/MAX
FIRST**

104 1 Avenue, Langdon T0J 1X2

MLS® #: **A2121132**

Area: **NONE**

Listing Date: **04/11/24**

List Price: **\$675,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$25k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Langdon**
Year Built: **2003**

Lot Information

Lot Sz Ar: **10,018 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,440**
Low Sqft:
Ttl Sqft: **1,440**

DOM

39

Layout

Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Lawn,Landscaped,Underground Sprinklers**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Water Softener**
Int Feat: **Central Vacuum,Kitchen Island,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`7" x 11`1"
Living Room	Main	25`11" x 11`4"
4pc Ensuite bath	Main	
Bedroom	Main	12`7" x 9`7"
Laundry	Main	6`4" x 6`4"
Bedroom	Basement	15`7" x 12`2"
4pc Bathroom	Basement	

Room	Level	Dimensions
Breakfast Nook	Main	11`1" x 9`5"
Bedroom - Primary	Main	15`5" x 11`11"
Bedroom	Main	11`8" x 10`7"
5pc Bathroom	Main	
Game Room	Basement	31`5" x 24`4"
Bedroom	Basement	17`2" x 11`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0310373

Remarks

Pub Rmks:

Discover the charm of this updated bungalow located on a quiet street in Langdon. With 5 bedrooms & 3 bathrooms, this home offers plenty of space for your family to thrive. The main level features a very bright & open floor plan, with a large island kitchen that's perfect for entertaining. Updated with soft-close cabinets, quartz counters, a gas stove, & stainless steel appliances, this kitchen is a chef's dream. Sliding doors lead from the kitchen to the backyard, allowing for seamless indoor-outdoor living. The spacious master bedroom boasts a walk-in closet & a luxurious 4-piece ensuite with jetted tub & separate shower. Two other good-sized bedrooms & a 5-piece main bath with dual sinks on the main level provide ample space for family members or guests. Downstairs, the fully finished basement offers additional living space, including a family room, games room, & two bedrooms (one with a small window & no closet & one with a large window). Outside, the huge lot features a fully fenced backyard with trees, landscaping, gazebo & a vegetable garden. Additional features of this home include a double attached heated garage with high ceiling & ceiling rack storage, as well as updates such as new carpet, paint in the basement, a water softener, central vacuum & attachments, reverse osmosis system, A/C, patio door, front door with side lights & more. Langdon offers easy access to amenities & the convenience of a shuttle bus from Chestermere to downtown Calgary, making it an ideal location for commuters. Plus, a new high school in Langdon is set to open in September & you'll be walking distance to the new upcoming community centre. Don't miss out on the opportunity to make this your new home.

Inclusions:
Property Listed By:

**Gazebo, Shed, TV Wall Mount, Underground Sprinkler, Garage Ceiling Racks
RE/MAX Real Estate (Central)**

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









