



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**39 HANSON Drive, Langdon T0J 1X1**

MLS® #: **A2124923** Area: **Hanson Park** Listing Date: **04/22/24** List Price: **\$799,999**  
Status: **Active** County: **Rocky View County** Change: **-\$25k, 13-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Langdon**  
Year Built: **2013**  
Lot Information  
Lot Sz Ar: **11,325 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,146**  
Low Sqft:  
Ttl Sqft: **3,146**

DOM

**27**  
Layout  
Beds: **6 (5 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard, Corner Lot, Rectangular Lot**  
Park Feat: **Additional Parking, Double Garage Attached, Driveway, Front Drive**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer**  
Int Feat: **Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)**  
Utilities:

Room Information

| Room             | Level    | Dimensions     |
|------------------|----------|----------------|
| Foyer            | Main     | 8`4" x 7`4"    |
| Mud Room         | Main     | 7`0" x 11`1"   |
| Living Room      | Main     | 18`7" x 21`2"  |
| Dining Room      | Main     | 10`0" x 15`0"  |
| Bedroom          | Upper    | 10`9" x 14`11" |
| 4pc Bathroom     | Upper    | 7`10" x 9`1"   |
| Laundry          | Upper    | 6`1" x 9`1"    |
| 5pc Ensuite bath | Upper    | 15`7" x 12`3"  |
| Office           | Basement | 8`2" x 8`6"    |
| 4pc Bathroom     | Basement | 4`11" x 10`6"  |

| Room              | Level    | Dimensions     |
|-------------------|----------|----------------|
| Office            | Main     | 11`9" x 11`4"  |
| 2pc Bathroom      | Main     | 5`1" x 5`0"    |
| Kitchen           | Main     | 16`5" x 11`7"  |
| Bedroom           | Upper    | 9`5" x 13`8"   |
| Bedroom           | Upper    | 11`9" x 13`1"  |
| Bedroom           | Upper    | 11`9" x 13`11" |
| Bedroom - Primary | Upper    | 15`7" x 16`9"  |
| Walk-In Closet    | Upper    | 8`10" x 5`11"  |
| Storage           | Basement | 16`5" x 22`11" |
| Game Room         | Basement | 16`2" x 31`9"  |

|  |  |                       |                     |
|--|--|-----------------------|---------------------|
| Bedroom                                    | Basement   | 9`7" x 13`10"         | Legal/Tax/Financial |
| Title:<br><b>Fee Simple</b><br>Legal Desc: |  | Zoning:<br><b>R-1</b> |                     |
|  | <b>1213096</b>   |                       | Remarks             |
| Pub Rmks:                                  | <b>Welcome to 39 Hanson Drive Langdon, AB - Conveniently located just 15 minutes East of Chestermere. The small town of Langdon is the perfect place to call HOME! 30 minutes to Calgary's downtown CORE! ALL MAJOR amenities close by, including: Schools (BRAND NEW H.S. OPENING 2024), childcare, healthcare, recreation, banks, restaurants &amp; more. This WELL-KEPT 6 bedroom, 3.5 bath home is situated on MASSIVE 1/4 acre (11325 sqft.) CORNER LOT! * with OVER (4500 sqft.) of TOTAL LIVING SPACE! * The beautifully landscaped yard features a stunning concrete patio, COVERED deck &amp; TONS of room for FUTURE DEVELOPMENTS!! As you walk through the front door you are welcomed by a large tiled entryway &amp; closet. The main floor OFFICE features two doors - one of which opens up to the stunning double-sided gas fire place! The massive open-concept kitchen, dining and living areas are enclosed by large, bright windows flooding the space with natural sunlight. The kitchen features a HUGE island with granite countertops, stainless steel appliances, a walk-in pantry &amp; beautiful hardwood floors + cabinetry! The perfect space for entertaining! A 2 piece bathroom &amp; mudroom with garage access complete the main level. Upstairs you will find a spacious 4 piece bathroom, walk-in laundry room &amp; 4 LARGE bedrooms! + french doors leading you to your gorgeous primary retreat! This massive 5th!! 2nd level bedroom offers everything and more! - 2 entrances lead you to your MASSIVE 5 piece primary ensuite, including 2 walk-in closets! The fully developed (1360 sqft.) basement features large windows, a generous sized 6th bedroom, a small office space, HUGE bonus room &amp; a 4 piece bathroom + TONS of storage! ** EVERYTHING ABOUT THIS HOUSE WAS BUILT OVERSIZE! - from hallways, to ceilings &amp; doors! ** FRESH PAINT THROUGHOUT! - THIS PROPERTY MUST BE SEEN TO APPRECIATE **?</b> |                       |                     |
| Inclusions:<br>Property Listed By:         | <b>NA</b><br><b>eXp Realty</b>   |                       |                     |

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





















