



THE A-TEAM

RE/MAX FIRST

243 RAILWAY Close, Langdon T0J 1X1

MLS#: A2133767 Area: NONE Listing: 05/21/24 List Price: \$829,999
Status: Pending County: Rocky View County Change: -\$25k, 29-May Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Langdon
Year Built: 2011
Lot Sz Ar: 10,454 sqft
Lot Shape:

DOM

35
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Access:
Lot Feat:

Back Yard,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Level,Other,Pie Shaped Lot,Waterfall

Park Feat:

Double Garage Attached,Driveway,Front Drive,Garage Faces Front,Heated Garage,Insulated,Other,RV Access/Parking

Parking

Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Central,In Floor,Fireplace(s),Natural Gas
Sewer:
Ext Feat: Balcony,Dog Run,Garden,Other,Private Yard,Storage

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

Kitchen Appl: Bar Fridge,Built-In Electric Range,Dishwasher,Garage Control(s),Gas Stove,Refrigerator,Washer/Dryer,Window Coverings
Int Feat: Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Living Room, Kitchen, etc. with their respective levels and dimensions.

5pc Ensuite bath
3pc Bathroom
Bedroom
Furnace/Utility Room

Second
Basement
Basement
Basement

13`4" x 9`7"
12`7" x 5`1"
12`9" x 11`0"
16`10" x 14`4"

4pc Bathroom
Other
Game Room

Second
Basement
Basement

5`0" x 8`11"
7`0" x 10`1"
24`6" x 26`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0614055

Zoning:
R-URB

Remarks

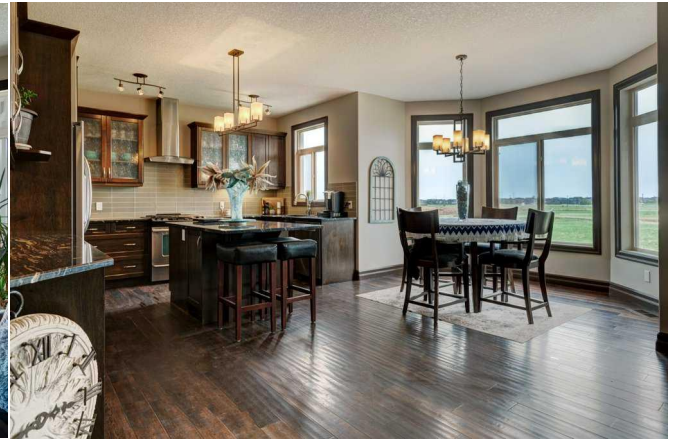
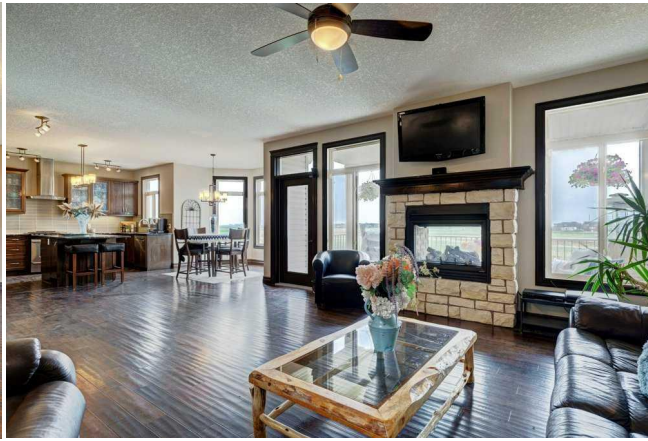
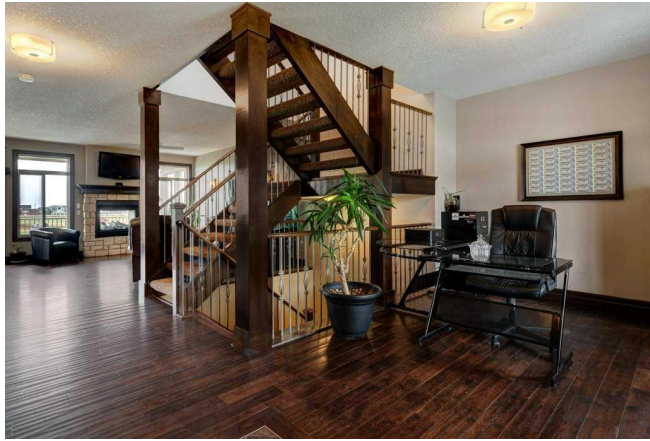
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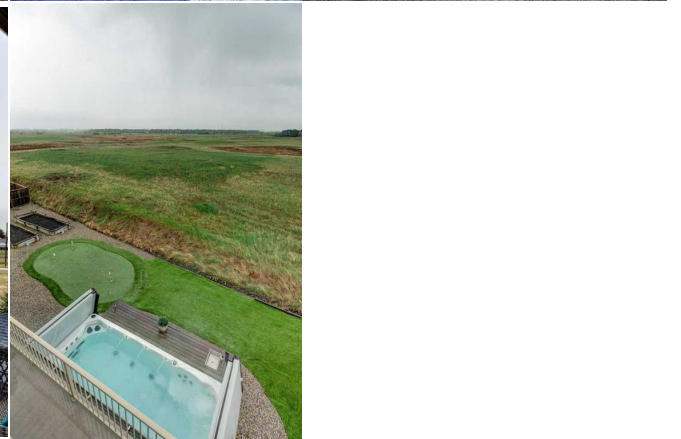
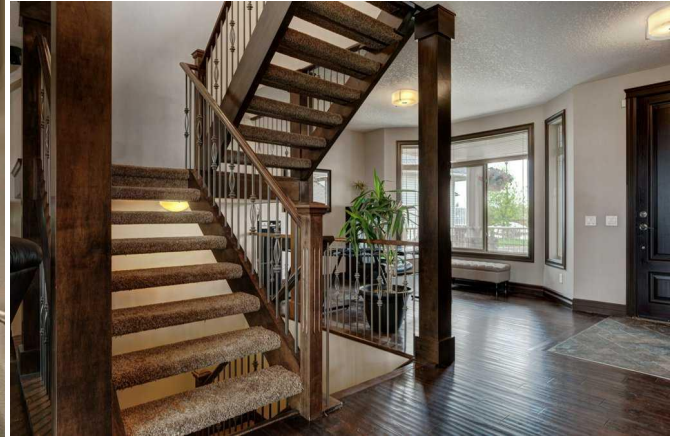
Welcome to your dream home in the charming community of Langdon. From the moment you step onto this property you will be delighted at every turn. The front yard boasts professional low maintenance landscaping with artificial turf and a center relaxing rock waterfall feature to enjoy from your front covered porch. Step inside and you will find this custom-Built home offers luxurious living with exquisite attention to detail and top-of-the line finishes throughout. Notice the spacious open concept design that seamlessly connects the front office space to the, living, dining and kitchen areas, creating a perfect space for entertaining and family gatherings. The kitchen is a delight with expansive granite countertops, center island, and stainless steel appliances and gas range. Hardwood floors extend throughout the entire main level. The living room boasts a beautiful double sided gas fireplace that gives ambiance whether you are relaxing indoors or enjoying the expansive deck outside overlooking the rear yard. Kitchen has a walk through pantry leading you mud room and garage entrance. Open riser staircase leads you upstairs, where you will find 2 great size bedrooms connected by a 4 piece jack and jill bath room. The primary bedroom suite is an oasis in itself. You will find it boasts its own deck to take in the evening views before you retire. You'll also find a luxurious spa like bathroom with a large soaking tub to relax in, a large glass surround walk in shower, 2 vanities and expansive counter space, and a huge walk in closet. The upper floor laundry room is spacious and conveniently connected to the primary suite, making laundry a breeze. Descent to the lower level to discover the ultimate man cave, complete with a beautiful true wet bar with glass shelving, granite countertops and a full-size refrigerator. The perfect spot for you and your friends to gather around while entertaining. You will notice the impressive home theatre system with full screen to enjoy movie nights or watching the big game. A beautiful double sided built-in fish tank can be viewed from both the entertainment area or the bedroom/den/home gym area-your choice. The entire lower level boasts in floor heating. Another full 3 piece bath finishes this lower level. The walk out basement provides direct access to your back yard oasis, with covered patio leading you to your own Luxurious SWIM SPA. Enjoy your own private Putting green, with artificial turf granting low maintenance yard. For the green thumb in the family you will notice the spacious garden beds, beautiful shrubs and trees and 2 great size sheds. No neighbors behind to block your view of nature and wildlife. The oversized double attached garage is heated and also leads to a convenient fully enclosed & fenced dog run for your furry friends. To the side of the property there is even room to store extray RV- trailer or quads. Close to all amenities, shopping and the new High School! Lets make this home yours!

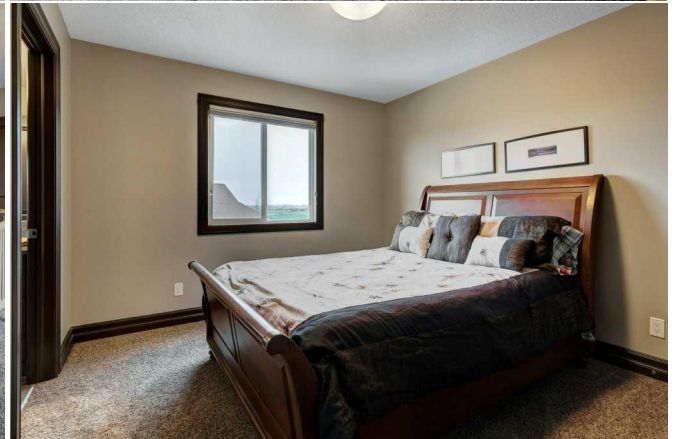
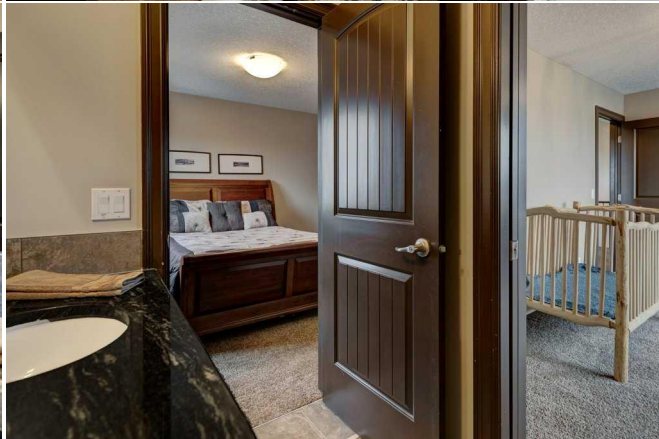
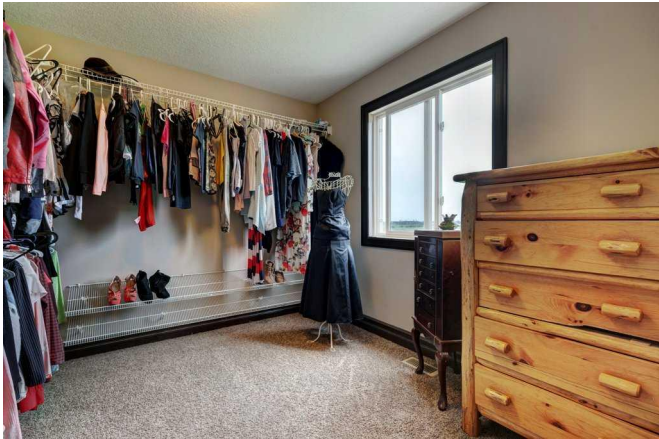
Inclusions:
Property Listed By:

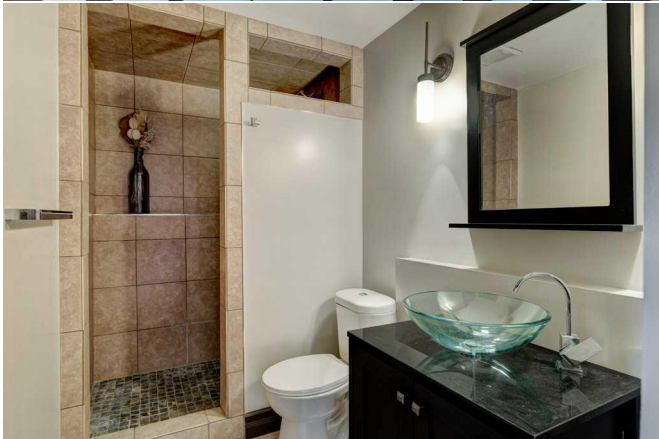
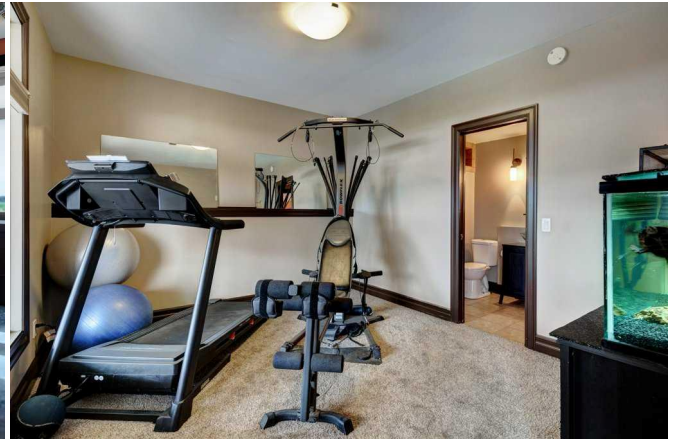
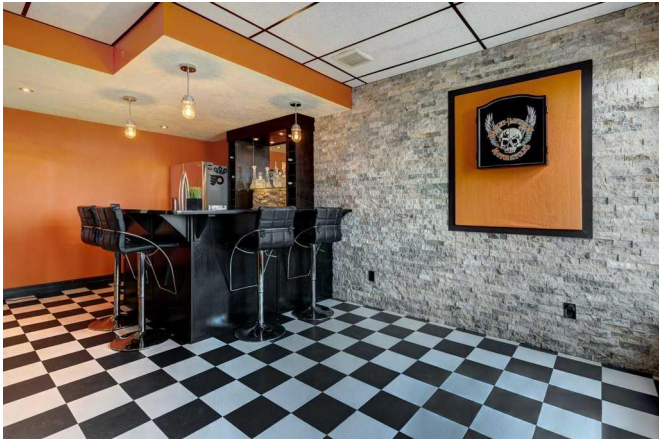
Swim Spa, Sheds, Garden beds. Fish tanks and fish including Mertyl the turtle if desired. Rock fountain in Front lawn.
CIR Realty

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









243 Railway Ct SE, Langdon, AB

2nd Floor Exterior Area 1127.69 sq ft
Interior Area 1023.48 sq ft



PREPARED: 2024/05/16

White regions are excluded from total floor area in KAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

243 Railway Ct SE, Langdon, AB

Basement (Below Grade) Exterior Area 1133.60 sq ft
Interior Area 992.91 sq ft



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