



THE
A-TEAM

**RE/MAX
FIRST**

323 RAILWAY Point, Langdon T0J 1X1

MLS®#: **A2138825** Area: **NONE** Listing Date: **06/07/24** List Price: **\$779,900**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 15-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Langdon**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **10,890 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,566**
 Low Sqft:
 Ttl Sqft: **2,566**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Gazebo,Lawn,Garden,Underground Sprinklers,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 4`11"
Kitchen	Main	10`6" x 13`9"
Living Room	Main	16`5" x 19`0"
4pc Bathroom	Upper	5`0" x 9`10"
Bedroom	Upper	11`0" x 11`7"
Bonus Room	Upper	26`4" x 16`5"

Room	Level	Dimensions
Dining Room	Main	9`7" x 18`7"
Laundry	Main	9`6" x 6`9"
Den	Main	11`5" x 14`0"
5pc Ensuite bath	Upper	9`5" x 12`8"
Bedroom	Upper	11`0" x 10`9"
Bedroom - Primary	Upper	19`9" x 16`2"

Title:
Fee Simple
 Legal Desc:

0614055

Zoning:
R-URB

Remarks

Pub Rmks: **Need more space for your growing family?? This is the perfect family home with plenty of space for everyone inside and out. This immaculate 2 storey walk out is situated on a sprawling 1/4 acre pie lot in a quiet cul-de-sac on Langdon's popular East side. The bright blue front door and cozy covered front porch really set the tone for this home that just has that welcome home feel. The front entryway takes you past a designated home office space with French doors allowing privacy to work or study from home. The open concept main living area is sunny and spacious. Enjoy the convenience of a gas fireplace set into an attractive stone and wood mantle providing you with both warmth and ambience. The living area is open to the kitchen where you'll find rich dark wood cabinetry, granite counters, gleaming stainless steel appliances and a corner pantry. An open dining area between the two rooms creates a seamless flow suitable for entertaining as well as everyday family life. A 2 pc powder room and laundry / mudroom round out this main level. Upstairs you'll find a huge bonus room with tons of natural light and a wall of built-ins for storage. There are also 3 good sized bedrooms including the primary retreat that will easily accommodate king sized furniture. It is complete with a 5 pc ensuite with jetted tub, separate shower and a custom wood and concrete dual vanity as well as a walk in closet. The other 2 bedrooms are also a good size and each one comes with its own walk in closet. They share the main bath which also has a concrete vanity. Still crave more space? The unspoiled walk out basement is ready for you to add your finishing touches. If you're a family that likes spending time outdoors you are going to love this South / South East facing backyard. A huge deck with a gazebo and gas line for your BBQ or fire table is located just off the dining room allowing for easy access when grilling or outdoor dining. Down below there is a covered ground floor deck and sand box leaving you with tons of grassy area for kids and pets to play. Plus you can grow your own veggies in the garden that is next to the storage shed. Sit back and enjoy the peace and quiet of life in Langdon and let the summer memory making begin. Langdon has a strong sense of community, fantastic local businesses, great schools and more. You're going to love living here!**

Inclusions: **Gazebo, Shed, Trampoline, Playhouse, TV Wall Mounts, Spare Bedroom Shelves, Garage Opener, Garage Remote(s)**

Property Listed By: **RE/MAX Key**

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













