



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2147208**      Area: **Hanson Park**      Listing Date: **07/05/24**      List Price: **\$750,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$25k, 20-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Langdon**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,392**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **9,147 sqft**      Ttl Sqft: **2,392**  
 Lot Shape:

DOM

**138**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Front Yard,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room              | Level | Dimensions    | Room             | Level | Dimensions    |
|-------------------|-------|---------------|------------------|-------|---------------|
| Kitchen           | Main  | 11`6" x 9`0"  | Dining Room      | Main  | 12`0" x 10`0" |
| Living Room       | Main  | 18`6" x 17`0" | Office           | Main  | 10`6" x 9`6"  |
| Laundry           | Upper | 9`6" x 5`6"   | Bonus Room       | Upper | 17`6" x 12`0" |
| Bedroom - Primary | Upper | 15`0" x 13`6" | Bedroom          | Upper | 12`6" x 11`0" |
| Bedroom           | Upper | 16`6" x 11`0" | 2pc Bathroom     | Main  | 0`0" x 0`0"   |
| 5pc Bathroom      | Upper | 0`0" x 0`0"   | 5pc Ensuite bath | Upper | 0`0" x 0`0"   |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**2110339**

Remarks

Pub Rmks: **Nestled in the charming Hamlet of Langdon, amid the thriving landscape of one of southern Alberta's fastest-growing family-oriented communities, this pristine 3-bedroom home, crafted by Royal Design Homes, boasts nearly 2,300 square feet of carefully designed living space. The airy main floor welcomes you with hardwood floors and lofty 9-foot ceilings, bathed with the warmth of natural light. A focal point is the grand floor-to-ceiling fireplace adorning the inviting living room, seamlessly connected to the elegantly upgraded kitchen. Here, culinary visions come to life with engineered quartz countertops, an expansive island/eating bar, ceiling-touch cabinetry, and a deluxe stainless steel appliance package, all complemented by a convenient walk-thru pantry and spacious dining area. Nestled just off the foyer, a tucked-away office space awaits, ideal for productive work-from-home days. Rounding out the main level are a practical mudroom and a stylish 2-piece powder room. Ascend to the second floor to discover a spacious bonus room, three generously proportioned bedrooms, a well-appointed 5-piece main bath, and a laundry room complete with sink and storage facilities. The luxurious primary bedroom beckons with a walk-in closet and a lavish 5-piece ensuite, boasting quartz countertops, dual sinks, a invigorating jetted tub, and a separate shower. Langdon offers an array of amenities, from quaint 1908-themed shops lining a wooden boardwalk to a selection of restaurants, schools, a grocery store, and The Track Golf Course. A sprawling community park awaits, featuring a community center, skate park, ball diamonds, and playgrounds, while Iron Horse Fields boasts a quad baseball diamond complex. Notably, Langdon's forward-thinking approach includes an approved 10-foot setback on one side of the property, offering ample space for accessing the back of the property or constructing a double garage. Experience the quintessence of small-town living with the added convenience of easy access to nearby Calgary and Chestermere, making this Langdon haven the epitome of modern rural living.**

Inclusions: **None.**  
Property Listed By: **RE/MAX Real Estate (Central)**

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











