



THE
A-TEAM

**RE/MAX
FIRST**

144 BOTSFORD Street, Langdon T0J 1X2

MLS® #: **A2155353** Area: **NONE** Listing Date: **08/06/24** List Price: **\$685,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Langdon**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **18,295 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,122**
 Low Sqft:
 Ttl Sqft: **1,122**

DOM

43
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Private,Rectangular Lot,See Remarks,Treed**
 Park Feat: **Additional Parking,Double Garage Detached,Heated Garage,Off Street,Oversized,RV Access/Parking,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Linoleum**
 Sewer: Water Source: **Private,See Remarks**
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Water Distiller,Water Softener,Window Coverings**

Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,See Remarks,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`11" x 15`8"	Kitchen With Eating Area	Main	21`9" x 13`4"
Bedroom - Primary	Main	12`4" x 11`1"	Bedroom	Main	12`4" x 10`5"
Foyer	Main	6`7" x 4`9"	4pc Bathroom	Main	8`10" x 4`11"
Family Room	Lower	15`4" x 15`10"	Bedroom	Lower	11`4" x 8`7"
Bedroom	Lower	11`11" x 10`5"	3pc Bathroom	Lower	8`5" x 4`9"

Storage	Lower	13`6" x 8`9"	Laundry	Lower	12`3" x 12`2"
Balcony	Main	35`7" x 11`1"	Balcony	Main	10`6" x 10`0"
Balcony	Main	10`6" x 6`0"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	Residential
Legal Desc:	4444 U

Remarks

Pub Rmks: **Come view this updated, fully developed, air conditioned Bilevel with a large heated double garage located on a huge .42 of an acre lot. Situated on a quiet street just west of Main street and 2 blocks from Tim Hortons, you will totally enjoy the privacy of living on a 140 by 130 ft lot. Step out onto one of the 3 large east facing decks, soak in the outdoor hot tub or sit around the firepit on a hot summer night. Need RV storage, park your trailer in the backyard and invite a few friends over with their tents or trailers. It is like having your own private campground. The 1122 sq ft bilevel is completely renovated, the open kitchen, dining and living room take up 60% of the main floor. Updates include a very large kitchen with loads of cupboards, 2 renovated bathrooms, vinyl windows, a new air conditioning unit as well as a new furnace in 2018. The exterior has a HomeOne permanent technical LED lighting system on both the home and garage. The water tank was replaced in 2023, and get this, a new water pump on your own artesian well. You don't rely on Langdon water, you don't pay for water. That saves you a lot of money. With 4 bedrooms in total, it is ideal for a young family wanting to escape the hustle and bustle of Calgary, but you are 15 minutes away from the ring road and access to any quadrant of the city, Langdon is a vibrant, self-sufficient, thriving town with all the amenities and schools you will need. A new high school is just opening in Langdon and you are less than five minutes to The Track Golf Course. It's like living on an acreage with everything you need in walking distance.**

Inclusions:	N/A
Property Listed By:	Calgary West Realty

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