



THE
A-TEAM

**RE/MAX
FIRST**

31 HANSON Way, Langdon T0J 1X1

MLS®#: **A2155727** Area: **Hanson Park** Listing Date: **08/07/24** List Price: **\$749,900**
 Status: **Active** County: **Rocky View County** Change: **-\$29k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Langdon** Finished Floor Area
 Year Built: **2013** Abv Sqft: **1,443**
Lot Information Low Sqft:
 Lot Sz Ar: **11,325 sqft** Ttl Sqft: **1,443**
 Lot Shape:

DOM

42
Layout
 Beds: **2 (1 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Greenbelt,Landscaped,Level,See Remarks**
 Park Feat: **Additional Parking,Driveway,Oversized,Parking Pad,Quad or More Attached,RV Access/Parking,Tandem**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Central Vacuum,Double Vanity,Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`4" x 7`5"
Dining Room	Main	12`7" x 11`7"
4pc Bathroom	Main	4`11" x 7`10"
Living Room	Main	14`9" x 16`8"
4pc Ensuite bath	Main	10`1" x 10`3"
Flex Space	Basement	15`2" x 29`9"
Family Room	Basement	13`4" x 13`6"

Room	Level	Dimensions
Laundry	Main	5`11" x 14`9"
Kitchen	Main	14`11" x 8`8"
Office	Main	9`6" x 7`10"
Bedroom - Primary	Main	11`11" x 13`11"
Walk-In Closet	Main	7`5" x 10`3"
Game Room	Basement	25`4" x 13`6"
4pc Bathroom	Basement	4`11" x 8`7"

Bedroom **Basement** **9`10" x 13`7"** Legal/Tax/Financial

Title: Zoning:
Fee Simple **Single Family**
Legal Desc: **1213096**

Remarks

Pub Rmks: **Step into LUXURY in this exquisite EXECUTIVE BUNGALOW located at 31 Hanson Way in the peaceful and charming town of Langdon. With close to 2,500 square feet of living space, this home sits on a generous .26 acre lot with a WEST FACING Backyard that backs onto a GREENBELT. The main-level is well appointed with a CHEF's dream kitchen! A long and inviting KITCHEN ISLAND will be the perfect place to entertain and the beautiful QUARTZ Countertops, Stainless Steel Appliances and upgraded Cabinetry will be sure to impress! The home has an OFFICE / DEN so you can work from home in comfort, or use it as a Guest Bedroom as its conveniently located near a 4-Piece Bathroom! The Spacious Master Bedroom features a Walk in Closet 4 Piece ENSUITE with HEATED FLOORS and Separate Vanities along with a large glass enclosed shower. The FULLY FINISHED Basement features a Bedroom, 4 Piece Bath, and separate functional Living Room and Recreation Areas that can be used as a Home Gym, Home Theatre Space and even a Games room. The functional basement provides an abundance of room, ideal for family gatherings, entertainment, or relaxation. The 4-Car Garage features the BONUS of a 4TH Parking Space as the farthest bay (single car garage door) is actually a TANDOM space that can fit two vehicles! This HEATED GARAGE is perfect for those car enthusiasts, and for those that love having toys, working on projects and for those that value the freedom that comes with an abundance of heated covered storage space! To the side of the garage, you will notice a WIDE Graveled Parking Pad / Driveway which is a perfect RV Parking Spot! This home features a large deck that you will enjoy beautiful summer evenings on, as its West Facing! The abundance of yard space gives the future owner of this home so many options! Call your favorite realtor to book a showing today!**

Inclusions: **N/A**
Property Listed By: **Rhinorealty**

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













