



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 NESBITT Avenue, Langdon T0J 1X1**

MLS® #: **A2173496**

Area: **NONE**

Listing Date: **10/18/24**

List Price: **\$659,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$20k, 11-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Langdon**  
Year Built: **1997**  
Lot Information  
Lot Sz Ar: **10,890 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,938**  
Low Sqft:  
Ttl Sqft: **1,938**

DOM

**33**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Level,Many Trees,Rectangular Lot,Treed**

**Additional Parking,Asphalt,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),No Smoking Home,Pantry,Quartz Counters,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`0" x 7`0"
Breakfast Nook	Main	10`10" x 0`10"
Living Room	Main	13`11" x 14`10"
Bedroom - Primary	Upper	10`9" x 19`9"
Bedroom	Upper	9`11" x 11`3"
Hobby Room	Basement	10`3" x 17`1"
Flex Space	Basement	7`1" x 8`3"

Room	Level	Dimensions
Kitchen	Main	11`0" x 11`0"
Dining Room	Main	11`11" x 13`1"
Laundry	Main	6`9" x 8`11"
Bedroom	Upper	10`11" x 12`6"
Nook	Upper	4`11" x 10`9"
Game Room	Basement	10`9" x 27`11"
Cold Room/Cellar	Basement	3`9" x 5`9"

Furnace/Utility Room  
4pc Bathroom

Basement  
Upper

8`6" x 10`9"  
4`11" x 8`9"

2pc Bathroom  
4pc Ensuite bath  
Legal/Tax/Financial

Main  
Upper

4`11" x 5`4"  
5`4" x 8`5"

Title:  
**Fee Simple**  
Legal Desc:

**9710036**

Zoning:  
**HR-1**

Remarks

Pub Rmks:

**Discover the charm of small-town living in Langdon, Alberta. It is a perfect place for families to grow and thrive. Just 15 minutes east of Calgary, Langdon offers the peace and space of rural living, while staying close to the city. This beautifully maintained 2-Storey home with HEATED, DOUBLE ATTACHED GARAGE is truly a joy to show. This property features a huge 1/4 ACRE LOT with a DREAM BACKYARD which backs onto a GREEN-SPACE WITH WALKING PATHS. The welcoming front veranda is complete with its large bay windows that give it loads of curb appeal. Step inside this 1,938 sq. ft home and you'll notice the updated kitchen which boasts sleek NEW QUARTZ COUNTERTOPS and STAINLESS STEEL APPLIANCES. Garden doors off the breakfast nook lead you to a stunning two-tiered deck. It is perfect for outdoor dining or entertaining. The great room's gas fireplace creates a cozy atmosphere for the upcoming winter, while large, bright windows flood the space with natural light from its south-facing view. Other updates to note are the NEW ROOF and GARAGE DOOR in 2020, NEW CARPET in 2022 and a NEW HOT WATER TANK in 2023! This home is designed with family life in mind. The primary bedroom is very large, complete with a walk-in closet and a private 4-piece ensuite. There's even a dedicated space upstairs for a home office or study area, ideal for kids or crafting. The extras don't stop inside. The heated, oversized garage is every homeowner's dream, while outside, you'll find a professionally built deck, a lower patio, and a wired shed, perfect for extra storage or a workshop. The yard also has ample RV PARKING, and with thoughtful touches like its central vacuum system, and gas-line for your BBQ for family and friends. Langdon is a special place to call home which offers many large 1/4-acre lots that giving families plenty of room to spread-out and play. It's a welcoming community with a small-town feel, yet close enough to Calgary for commuting or city amenities. Book a showing today and see why Langdon is the perfect place for your family to call home!**

Inclusions:  
Property Listed By:

**Exterior Shed  
RE/MAX First**

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









