



THE
A-TEAM

**RE/MAX
FIRST**

44 NESBITT Close, Langdon T0J 1X1

MLS® #: **A2174712** Area: **NONE** Listing Date: **10/25/24** List Price: **\$599,800**
Status: **Pending** County: **Rocky View County** Change: **-\$25k, 03-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Langdon** Finished Floor Area
Year Built: **1997** Abv Sqft: **1,306**
Low Sqft:
Ttl Sqft: **1,306**
Lot Sz Ar: **10,890 sqft**
Lot Shape:

DOM

26
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Landscaped,Level,Private,Rectangular Lot**
Park Feat: **220 Volt Wiring,Driveway,Single Garage Attached,Single Garage Detached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Fire Pit**

Construction: **Brick,Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Laminate,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	5`9" x 6`7"
Bedroom	Main	9`0" x 10`1"
Dining Room	Main	10`8" x 9`2"
Laundry	Main	5`6" x 11`8"
Bedroom - Primary	Main	10`4" x 13`6"
Office	Basement	13`9" x 11`10"
Storage	Basement	6`2" x 23`6"

Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 6`9"
Bedroom	Main	10`8" x 9`2"
Kitchen	Main	10`8" x 10`11"
Living Room	Main	16`9" x 15`3"
Den	Basement	7`3" x 11`4"
Game Room	Basement	12`2" x 28`2"
Storage	Basement	13`8" x 15`9"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

Residential

9710036

Remarks

Pub Rmks:

Discover the peace you've been craving in this stunning, renovated bungalow nestled in Langdon's charming countryside. Set on a sprawling 0.25-acre lot in a tranquil cul-de-sac, this property offers the perfect blend of small-town warmth with all the upgrades and amenities of a modern home. Recently transformed with Hardie board siding and classic brick accents, and complete with all-new windows, this home boasts curb appeal that stands out. Inside, over 1300 square feet of main-floor living awaits, featuring airy vaulted ceilings, new luxury vinyl plank flooring, fresh paint, and detailed baseboards and casings, bringing elegance to every corner. The main floor includes three spacious bedrooms, each designed with relaxation in mind, and a primary suite with a private 3-piece ensuite. An additional 4-piece bathroom ensures comfort and convenience, while main-floor laundry makes everyday living easy. The updated kitchen and living spaces open seamlessly to the outdoors, where you'll find a covered BBQ area—a perfect spot for summer gatherings and hosting family events in any season. Picture evenings spent under the stars in your private hot tub, surrounded by mature trees that create an oasis of privacy and natural beauty. The lower level adds even more living space, featuring a large recreation room ideal for movie nights, game days, or a personal fitness area. A fourth bedroom, currently set as an office, provides flexibility for work-from-home or guest accommodations, while abundant storage space makes organizing easy. Step outside to the lush backyard, where mature trees and ample green space offer endless options for play, gardening, or simply unwinding in your own private retreat. One of the biggest WOW factors on this property is the EXTRA OVERSIZED DETACHED GARAGE equipped with power and perfectly setup for a workshop or at home business. Langdon itself enriches the lifestyle this home offers, with local schools like Sarah Thompson School and Langdon School nearby, making it an ideal choice for families. Outdoor enthusiasts will appreciate the Boulder Creek Golf Course, just minutes away, along with parks, walking trails, and a welcoming community spirit. Plus, with nearby shopping, restaurants, and essential amenities, you'll have everything you need without the city rush, all while keeping Calgary's urban conveniences just a short drive away. This home isn't just a place to live—it's a lifestyle of peace, space, and community that's increasingly rare to find. Whether you're transitioning from acreage living or simply seeking a place with room to grow, this property in Langdon is ready to welcome you home.

Inclusions:

Property Listed By:

Hot Tub & All Accessories

Real Broker

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











