

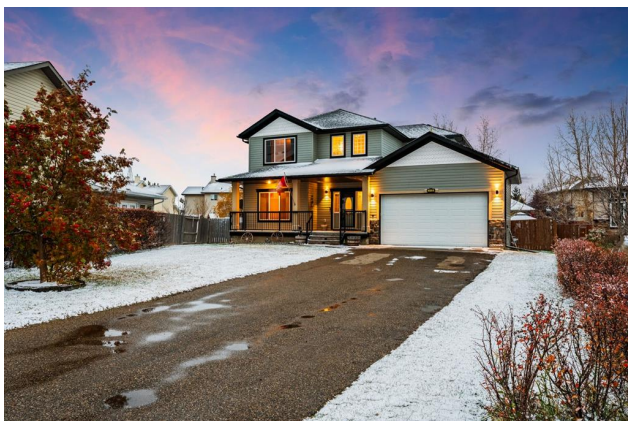


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**115 RAILWAY Crescent, Langdon T0J 1X1**

MLS® #: **A2175045**      Area: **NONE**      Listing Date: **10/24/24**      List Price: **\$689,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Langdon**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **10,018 sqft**  
 Lot Shape:

DOM

**27**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Level**  
 Park Feat: **Asphalt,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Lighting**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`3" x 12`4"	Kitchen	Main	13`0" x 13`10"
Breakfast Nook	Main	10`0" x 12`0"	Dining Room	Main	10`5" x 11`5"
Flex Space	Main	8`0" x 12`7"	Nook	Main	4`0" x 7`0"
Living Room	Main	13`11" x 14`0"	2pc Bathroom	Main	4`10" x 4`10"
4pc Bathroom	Upper	4`11" x 9`8"	4pc Ensuite bath	Upper	8`0" x 9`5"
Bedroom - Primary	Upper	12`7" x 16`11"	Bedroom	Upper	11`2" x 13`4"
Bedroom	Upper	9`7" x 13`11"	Laundry	Upper	3`4" x 5`6"

Title:  
**Fee Simple**  
Legal Desc:

**0310373**

Zoning:  
**HR**

Remarks

Pub Rmks:

**Welcome to this charming home in the heart of Langdon, Alberta, located just 15 minutes East of Calgary! Step inside to find tile and hardwood floors, soaring 9 ft ceilings, and plenty of natural light flooding through the South-facing windows. The main level boasts a bright, open kitchen with ample cabinet space, stainless steel appliances, and plenty of counter space for your growing family. Adjacent to the kitchen is a formal dining area, perfect for hosting dinners, and a versatile flex space right off the entrance. The cozy living room features a gas fireplace and built-ins, making it an ideal spot to relax. Head upstairs to find a spacious primary bedroom complete with an ensuite bath, offering a peaceful retreat. Two additional bedrooms and a main bathroom complete the upper level, providing plenty of room for family or guests. The basement is a blank canvas, ready for your personal touch and endless possibilities—whether you envision a home gym, entertainment space, or additional bedrooms. Step outside to the large deck and South-facing backyard, perfect for summer BBQs or gathering with friends and family. And if parking is a priority, this home's driveway has room for all your vehicles, toys, and more. Living in Langdon means enjoying the perfect blend of small-town charm and proximity to urban conveniences. You'll be within walking distance to parks, playgrounds, sports courts (including Pickleball, basketball, and tennis), restaurants, Save On Foods, Tim Hortons, and more! Don't miss your chance to make this wonderful home yours—schedule your showing today before it's gone!**

Inclusions:  
Property Listed By:

**Shed, Ceiling Fan  
RE/MAX First**

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







