



THE
A-TEAM

**RE/MAX
FIRST**

40 MOE Avenue, Langdon T0J1X2

MLS® #: **A2181599** Area: **NONE** Listing Date: **12/04/24** 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: **8,712 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,129**
 Low Sqft:
 Ttl Sqft: **1,129**

DOM

17
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Landscaped,Level,Private,Rectangular Lot,Treed**
 Park Feat: **Double Garage Detached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Pantry,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`4" x 6`3"	Kitchen	Main	10`0" x 12`10"
Dining Room	Main	8`6" x 10`9"	Living Room	Main	13`0" x 14`5"
Bedroom - Primary	Main	10`11" x 12`5"	Bedroom	Main	9`1" x 9`11"
4pc Bathroom	Main	6`0" x 8`2"	4pc Ensuite bath	Main	4`11" x 8`7"
4pc Bathroom	Basement	4`4" x 8`3"	Family Room	Basement	11`10" x 15`4"
Flex Space	Basement	11`7" x 17`10"	Bedroom	Basement	7`8" x 11`9"
Bedroom	Basement	8`8" x 8`9"	Laundry	Basement	10`6" x 13`0"

Title: **Fee Simple**
 Legal Desc: **0410597**

Zoning: **DC75**

Remarks

Pub Rmks: **Welcome to this beautifully finished bungalow that looks just like a show home and is nestled in the heart of Langdon's quiet neighborhood, where timeless appeal meets modern comfort! Boasting over 2,100 SQFT of living space, this exquisite home features 4 bedrooms and 3 full baths, perfect for families and entertaining. As you step inside, you're greeted by an inviting open-concept layout that seamlessly connects the cozy living room - complete with an electric fireplace - to the modern kitchen and dining area. Ideal for gatherings, this space is accentuated by luxurious laminate plank flooring (2018, with original hardwood underneath), NEW CARPET (2020), an elegant stairwell railing (2022) and the main floor was freshly painted(2024). The main floor is smartly designed with a chef's kitchen featuring stainless steel appliances Fridge & Stove (2021), Dishwasher & Microwave Hoodfan(2023), stunning white QUARTZ countertops with the perfect sit-up counter-height bar. The kitchen leads to the dining room & living room banked with large windows making for beautiful view of the professionally landscaped yard. The main floor is also home to a large primary suite with walk-in closet and spa-like ensuite bathroom. A second bedroom can easily be a flex room for a home office with yet another full bathroom. Moving down to the basement, you are met by a large, fully developed space with bright windows, high ceilings... perfect for your theatre room and rec space! With another two spacious bedrooms and a full bathroom, this basement is perfectly finished. A large mechanical room offers plenty of storage a laundry space with new Washer & Dryer(2023), HOT WATER TANK(2023) AND CENTRAL AIR CONDITIONING(2022). Your Outdoor Oasis includes a Private backyard with a spacious recently refinished deck under a pergola, perfect for outdoor dining and relaxation. The Oversized HEATED DOUBLE Detached Garage (insulated with 220-volt wiring) and expansive driveway perfect for RV and guest parking also has a gate for privacy. Located in a sought-after community, you'll be minutes away from local amenities, parks, schools, golf courses, and shopping options. Call your favourite realtor to book a private showing today!**

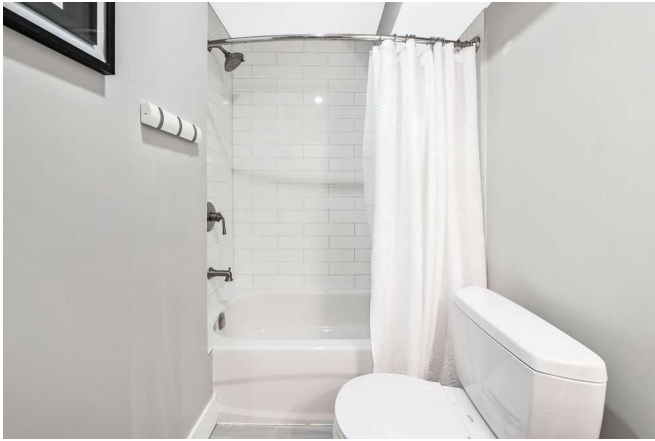
Inclusions: **Garage Electric Heater, Window Coverings & Curtain Rods**
 Property Listed By: **CIR Realty**

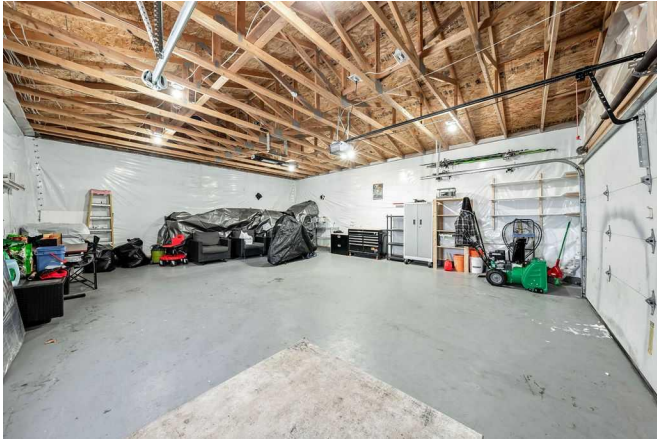
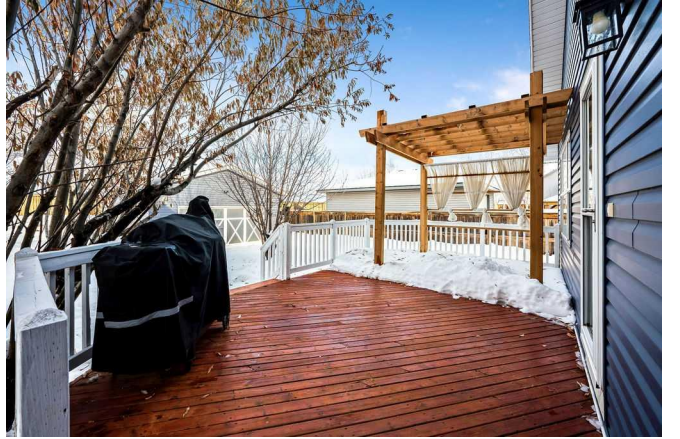
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













GROSS AREA 40 Moe Avenue - Langdon
 MAIN LEVEL: 1129.5 SqFt, BASEMENT: 1129.5 SqFt
 TOTAL: 1129.5 SqFt