



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**56 ARBOURS Circle, Langdon T0J 1X2**

MLS® #: **A2182419**      Area: **NONE**      Listing Date: **12/07/24**      List Price: **\$449,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Langdon**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **3,049 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,482**  
 Low Sqft:  
 Ttl Sqft: **1,482**

DOM

**14**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Corner Lot,Front Yard,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Laminate,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Laminate Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 11`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 9`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 9`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`0" x 5`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`3" x 11`5"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 9`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`10" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`5" x 4`10"</b>	<b>Game Room</b>	<b>Lower</b>	<b>13`0" x 9`7"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`0" x 8`3"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>8`8" x 5`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$341**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC75**

Legal Desc: **0715588**

Remarks

Pub Rmks: **Discover carefree living in the charming & friendly hamlet of Langdon just 15 mins East of Calgary. Located in the quiet family friendly Arbours of Langdon this fully finished, air conditioned end unit has been well maintained & upgraded. The spacious and bright foyer has a good sized closet & lots of natural light. The rest of the main floor is open concept and you'll love the 9' ceilings and big windows throughout. The kitchen is well equipped with rich dark cabinetry, gleaming stainless steel appliances as well as neutral backsplash and counters. You'll love how open it is to the rest of the living space with only a raised breakfast bar separating it from the dining area and providing extra seating. The built in wall unit surrounding a cozy tiled gas fireplace is a great use of space as well as an attractive focal point for the room. Modern light fixtures and multi-toned laminate flooring throughout bring the space together to create a warm and welcoming feel. A 2 pc powder room & linen closet just off the garage entrance round out the main level. Upstairs you'll find 3 nice sized bedrooms including a spacious primary with a beautifully renovated 3 pc ensuite with a large walk in shower with frameless sliding glass door as well as a huge walk in closet with window. The other 2 bedrooms are also a good size and share the main bath featuring a tub which is a must with little ones. A finished basement expands your total finished living space to almost 2000 sq ft. Create a games room, home gym or maybe a playroom in the good sized recreation area depending on your needs. Guests, teenagers or other family members will love the privacy of the 4th bedroom plus nicely finished 3 pc bath with large walk in shower. There is still ample storage as well as laundry facilities finishing off this level. You're going to love the convenience of grilling on the ground level patio just off the dining room and the open grassy area behind provides plenty of space for kids and pets to run and play. And don't worry about bringing your shovel or lawn mower with you when you move in because snow removal and ground maintenance are included. Last but not least is the double attached garage that can fit a full size pick up truck and will keep you and your cars protected from the elements year round. This fabulous home is in a great location just a short walk from the Langdon K-9 school. And you're going to love all of Langdon's fantastic local businesses including its 1908 themed Main Street shops. Don't miss this opportunity to call the wonderful hamlet of Langdon home.**

Inclusions: **Garage Opener, Window Coverings (All), Garage Shelving**  
Property Listed By: **RE/MAX Key**

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













