



THE A-TEAM

RE/MAX FIRST

58 HANSON Drive, Langdon T0J 1X1

MLS@#: A2183848 Area: Hanson Park Listing Date: 12/17/24 List Price: \$750,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Sub Type: Detached City/Town: Langdon Year Built: 2024 Lot Sz Ar: 9,147 sqft Lot Shape:
Finished Floor Area Abv Sqft: 2,392 Low Sqft: Ttl Sqft: 2,392

DOM

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

Parking

Ttl Park: 2 Garage Sz: 2

Access: Lot Feat: Back Yard,Front Yard,Rectangular Lot Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Ext Feat: Private Entrance,Private Yard Construction: Stone,Vinyl Siding,Wood Frame Flooring: Carpet,Ceramic Tile,Hardwood Water Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator Int Feat: Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Laundry, Bedroom, and Bathroom with their respective levels and dimensions.

Title: **Fee Simple**
Legal Desc: **2110339**

Zoning: **R-1**

Remarks

Pub Rmks: **Nestled in the charming Hamlet of Langdon, amid the thriving landscape of one of southern Alberta's fastest-growing family-oriented communities, this pristine 3-bedroom home, crafted by Royal Design Homes, boasts nearly 2,300 square feet of carefully designed living space. The airy main floor welcomes you with hardwood floors and lofty 9-foot ceilings, bathed with the warmth of natural light. A focal point is the grand floor-to-ceiling fireplace adorning the inviting living room, seamlessly connected to the elegantly upgraded kitchen. Here, culinary visions come to life with engineered quartz countertops, an expansive island/eating bar, ceiling-touch cabinetry, and a deluxe stainless steel appliance package, all complemented by a convenient walk-thru pantry and spacious dining area. Nestled just off the foyer, a tucked-away office space awaits, ideal for productive work-from-home days. Rounding out the main level are a practical mudroom and a stylish 2-piece powder room. Ascend to the second floor to discover a spacious bonus room, three generously proportioned bedrooms, a well-appointed 5-piece main bath, and a laundry room complete with sink and storage facilities. The luxurious primary bedroom beckons with a walk-in closet and a lavish 5-piece ensuite, boasting quartz countertops, dual sinks, a invigorating jetted tub, and a separate shower. Langdon offers an array of amenities, from quaint 1908-themed shops lining a wooden boardwalk to a selection of restaurants, schools, a grocery store, and The Track Golf Course. A sprawling community park awaits, featuring a community center, skate park, ball diamonds, and playgrounds, while Iron Horse Fields boasts a quad baseball diamond complex. Notably, Langdon's forward-thinking approach includes an approved 10-foot setback on one side of the property, offering ample space for accessing the back of the property or constructing a double garage. Experience the quintessence of small-town living with the added convenience of easy access to nearby Calgary and Chestermere, making this Langdon haven the epitome of modern rural living.**

Inclusions: **None.**
Property Listed By: **RE/MAX First**

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











