

45 ARBOURS Circle, Langdon TOJ 1X0

MLS®#:	A2186623	Area:	NONE	Listing Date:	01/16/25	List Price: \$442,900
Status:	Active	County:	Rocky View County		None	Association: Fort McMurray



al Information				DOM	
ype:	Residential			6	
pe:	Row/Townhouse			<u>Layout</u>	
wn:	Langdon	Finished Floor Area		Beds:	3 (3)
uilt:	2010	Abv Sqft:	1,492	Baths:	3.0 (2 2)
<u>ormation</u>		Low Sqft:		Style:	2 Storey
Ar:	3,920 sqft	Ttl Sqft:	1,492		
ape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
:					
ət:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Level				

Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Level Double Garage Attached

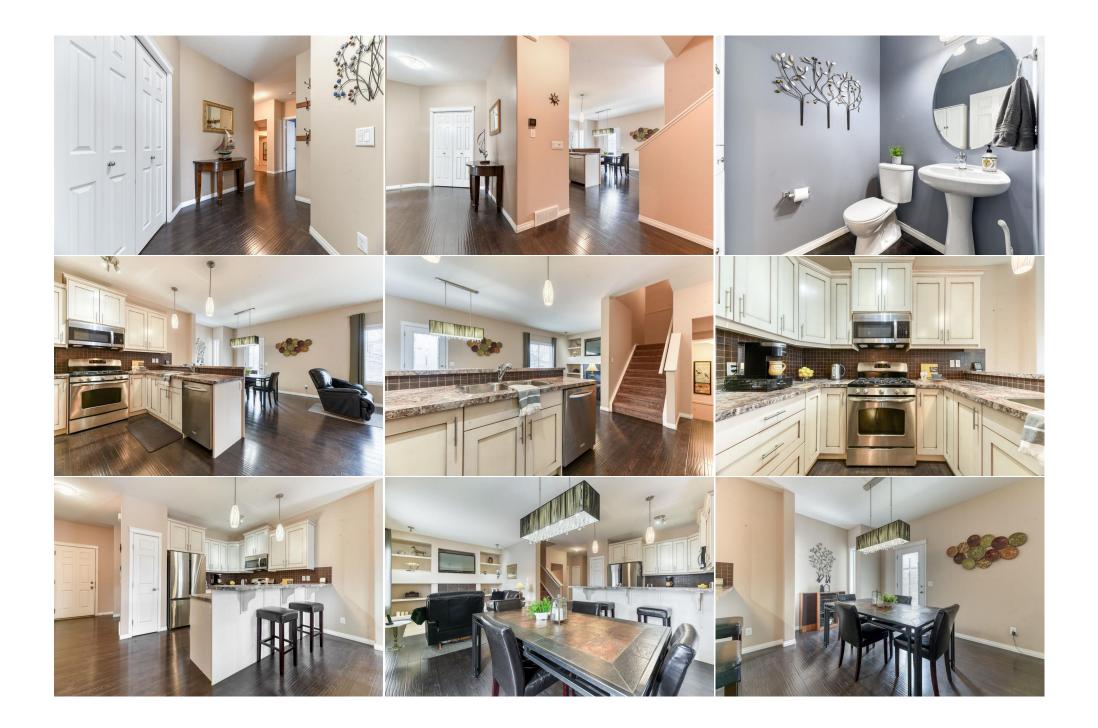
Utilities and Features

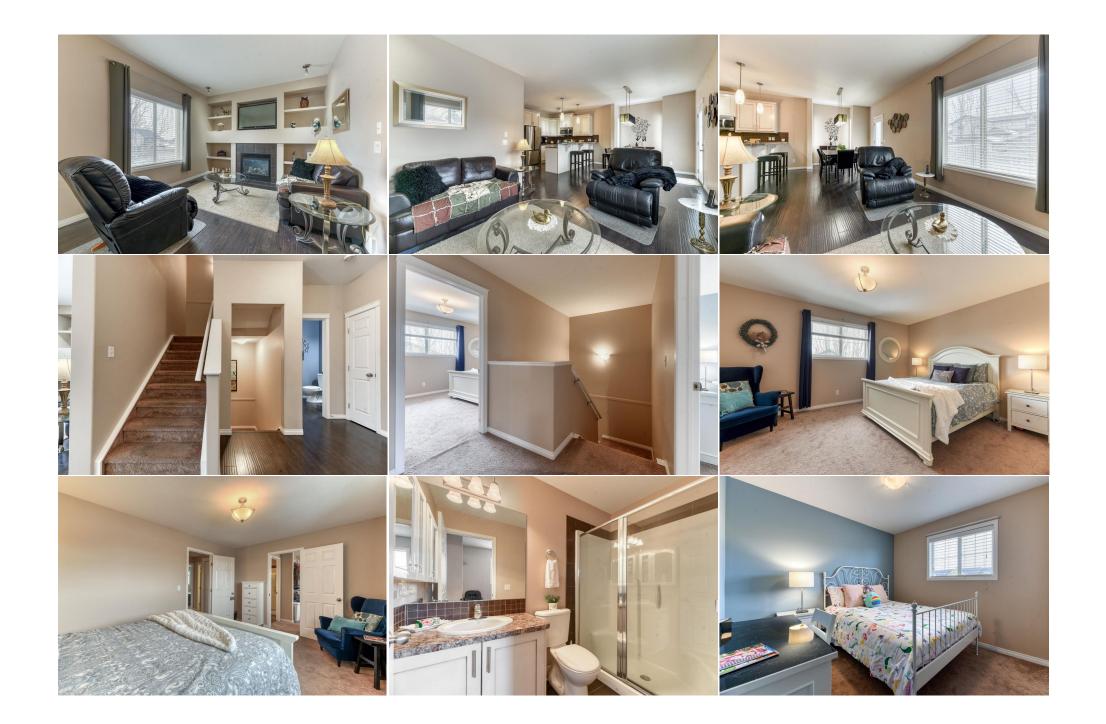
Roof: Heating:	Asphalt Shingle Forced Air,Nat			Construction: Vinyl Siding					
Sewer:				5	Flooring: Carpet				
Ext Feat:	Rain Gutters			-					
				Water Source:					
				Fnd/Bsmt:					
		Poured Concrete							
Kitchen Appl:		Dishwasher,Garage	Control(s),Gas Stove,Microwave Ho	od Fan,Washer/Dryer,Window Coverir	ngs				
Int Feat: Utilities:		Breakfast Bar,Built-in Features,Closet Organizers							
				Room Information					
Room		Level	Dimensions	Room	Level	Dimensions			
2pc Bathroom	า	Main	4`10" x 6`2"	Dining Room	Main	12`11" x 8`2"			
Foyer		Main	11`7" x 8`9"	Kitchen	Main	14`4" x 12`0"			
Living Room		Main	13`3" x 11`6"	3pc Ensuite bath	Second	8`6" x 4`11"			
4pc Bathroom	ı	Second	8`5" x 4`11"	Bedroom	Second	12`0" x 10`8"			
Bedroom		Second	11`9" x 9`10"	Bedroom - Primary	Second	15`3" x 11`6"			
Walk-In Closet	t	Second	8`5" x 7`9"	2pc Bathroom	Basement	7`0" x 5`5"			
Game Room		Basement	23`5" x 18`2"	Furnace/Utility Room	Basement	7`1" x 9`10"			

	Legal/Tax/Financial						
Condo Fee: \$341		Title: Fee Simple Fee Freq:	Zoning: DC75				
Legal Desc:	0715588	Monthly Rema	rks				
Pub Rmks: Inclusions: Property Listed By:	townhome in The A as the abundance of complemented by t featuring extra win spacious living area shape. Upstairs you large walk in showe living space to over for your teen or and in to add a bath or and your vehicles of maintenance are in You're going to low parks and pathway	rbours is ideally located backing onto green spa of natural light. In the well equipped kitchen you timeless antique white cabinetry plus a peninsula dows thanks to this being a side unit. From here a has a gas fireplace surrounded by built in shelv u'll find 3 great sized bedrooms including the pri er with glass door. The other 2 bedrooms are ead r 2,000 sq ft. You'll have plenty of space to creat other family member? Converting part of the spa shower. There is ample storage plus a washer & tovered during any kind of weather plus there is cluded so leave your shovel & lawn mower behin e living in Langdon with it's wonderful quality of	ere's your chance to own a fully finished home in the friendly and popular hamlet of Langdon. This meticulously maintained end unit s ideally located backing onto green space with mature trees and a back fence. You'll love the open concept layout of this home as well al light. In the well equipped kitchen you'll find stainless steel appliances including a gas range, an over the range microwave antique white cabinetry plus a peninsula with counter height seating. The kitchen is open to a nice sized dining area with a small niche anks to this being a side unit. From here you can easily access your nice sized back deck making for convenient grilling year round. The gas fireplace surrounded by built in shelving. The entire main floor has 9' ceilings and rich dark wide plank wood flooring that is in great 3 great sized bedrooms including the primary complete with a huge walk in closet with a window and an ensuite bath where you'll enjoy a glass door. The other 2 bedrooms are each a good size and share the main bath. The professionally developed basement expands your sq ft. You'll have plenty of space to create a recreation area, games room or home gym depending on your needs. Need another bedroom mily member? Converting part of the space to a 4th bedroom would be quite simple and the 2 pc bath on this level has plumbing roughed to work shore a fuel wind of weather plus there is plenty of room for storage or a workshop area. Last but not least snow removal and ground so leave your shovel & lawn mower behind when you move. This home is in a great location just a short walk from Langdon's K-9 school. in Langdon with it's wonderful quality of life and friendly small town feel not to mention the fantastic local businesses, tons of great bulous schools! Make sure to check out this awesome home before it's gone! ent, freezer in garage, garage shelving				

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













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