



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**45 ARBOURS Circle, Langdon T0J 1X0**

MLS® #: **A2186623**      Area: **NONE**      Listing Date: **01/16/25**      List Price: **\$442,900**  
 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: **2010**  
Lot Information  
 Lot Sz Ar: **3,920 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,492**  
 Low Sqft:  
 Ttl Sqft: **1,492**

DOM

**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Level**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Rain Gutters**

Construction: **Vinyl Siding**  
 Flooring: **Carpet**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	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	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	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"

Condo Fee:  
**\$341**

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

Zoning:  
**DC75**

Legal Desc: **0715588**

Remarks

Pub Rmks: **Live in Langdon for less. Here's your chance to own a fully finished home in the friendly and popular hamlet of Langdon. This meticulously maintained end unit townhome in The Arbours is 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 as the abundance of natural light. In the well equipped kitchen you'll find stainless steel appliances including a gas range, an over the range microwave complemented by timeless antique white cabinetry plus a peninsula with counter height seating. The kitchen is open to a nice sized dining area with a small niche featuring extra windows thanks to this being a side unit. From here you can easily access your nice sized back deck making for convenient grilling year round. The spacious living area has a 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 shape. Upstairs you'll find 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 large walk in shower with glass door. The other 2 bedrooms are each a good size and share the main bath. The professionally developed basement expands your living space to over 2,000 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 for your teen or another family 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 in to add a bath or shower. There is ample storage plus a washer & dryer are nicely tucked into a closet out of view. The double attached garage keeps both you and your vehicles covered during any kind of weather plus there is plenty of room for storage or a workshop area. Last but not least snow removal and ground maintenance are included 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. You're going to love living in Langdon with it's wonderful quality of life and friendly small town feel not to mention the fantastic local businesses, tons of great parks and pathways and fabulous schools! Make sure to check out this awesome home before it's gone!**

Inclusions:  
Property Listed By: **electric fireplace in basement, freezer in garage, garage shelving  
RE/MAX Key**

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









