



THE
A-TEAM

**RE/MAX
FIRST**

59 BRANDER Avenue, Langdon T0J 1X2

MLS®#: **A2197244**

Area: **NONE**

Listing Date: **02/26/25**

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: **2007**

Lot Information

Lot Sz Ar: **6,969 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached,RV Access/Parking**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Aluminum Siding**
Flooring: **Carpet,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Kitchen Island,Pantry,Sump Pump(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`11"	Dining Room	Main	6`2" x 14`2"
Kitchen	Main	10`9" x 14`2"	Laundry	Main	5`7" x 10`4"
Living Room	Main	19`0" x 15`11"	4pc Bathroom	Second	7`10" x 4`11"
4pc Ensuite bath	Second	14`5" x 11`9"	Bedroom	Second	13`10" x 12`6"
Bedroom	Second	13`9" x 12`6"	Bedroom - Primary	Second	18`8" x 14`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0614270

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to 59 Brander Avenue! This beautiful home sits on a huge lot located on a quiet, family friendly street. It is less than a 10 minute walk to Langdon School (K-grade 8), also located on Brander Avenue. As you enter from the charming front porch you will immediately notice the newer vinyl plank flooring (Jan 2024) throughout the entire main floor, large windows with upgraded blinds, and a thoughtful floor plan for a growing family. From the spacious living room, you enter the kitchen and dining area. The kitchen offers optimal counter space, solid wood cabinetry, a walk-in pantry, an island for prepping, a 2 year old dishwasher, and a sunny south-facing window above the sink. Through the dining area is the main floor laundry and a powder room with a recently replaced vanity. Make your way into the double car, heated garage with 2 car access doors so you can pull through vehicles into the back yard. On the second floor are three very generously sized bedrooms, an office nook, the main bathroom and an ensuite. The primary bedroom is the perfect retreat that can fit a king-sized bed, and the ensuite is ideal space for relaxing in the deep soaker tub. The basement is roughed in for your future bathroom, has a newer hot water tank (2022), and 2 egress windows for the family needing an additional bedroom. From the kitchen you can access the back deck and massive yard through the new back door (2024). The south facing back yard is sure to impress with tons of space for kids and pets, a separate shed, and a sunken fire pit. This lot is over 8800 square feet! There is trailer storage, room for an RV or park up to 4 vehicles on the driveway. The shingles were replaced in 2021, and the exterior trim was repainted in 2024. Established homes here don't come up very often. With the new access onto Glenmore Trail from the northwest corner of Langdon, you can get to Stoney Trail at the edge of Calgary in about 15 minutes. Also noteworthy is the planned shopping plaza on the northwest corner of Langdon coming soon. Book your private viewing today!

Inclusions:
Property Listed By:

**Shed in backyard, Fire pit
Power Properties**

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









