



THE
A-TEAM

**RE/MAX
FIRST**

28 WENSTROM Crescent, Langdon T0J 1X1

MLS® #: **A2197509** Area: **NONE** Listing Date: **02/27/25** List Price: **\$620,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Langdon** Finished Floor Area
 Year Built: **1998** Abv Sqft: **1,192**
Lot Information Low Sqft:
 Lot Sz Ar: **13,939 sqft** Ttl Sqft: **1,192**
 Lot Shape:

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Lawn,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Fire Pit** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Kitchen Island,Laminate Counters,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`1" x 7`6"	4pc Bathroom	Main	7`10" x 5`1"
Bedroom	Main	10`2" x 10`1"	Bedroom	Main	11`7" x 8`10"
Dining Room	Main	8`3" x 12`7"	Foyer	Main	9`5" x 7`10"
Living Room	Main	10`9" x 12`7"	Bedroom - Primary	Main	13`4" x 12`1"
Laundry	Basement	11`8" x 8`1"	Game Room	Basement	15`10" x 16`2"
Storage	Basement	9`3" x 12`0"	Storage	Basement	13`0" x 20`6"
Furnace/Utility Room	Basement	8`9" x 7`7"			

Title: **Fee Simple**
 Zoning: **R1**
 Legal Desc: **9712265**

Remarks

Pub Rmks: **Welcome to your dream home in Langdon—where space, comfort, and potential come together! This stunning bungalow sits on one of the larger lots in the area (0.32 acres!), offering endless possibilities for outdoor living. Whether you need room for a workshop, extra garage, garden, a play area, or just want the luxury of extra space, this property has it all. Step inside to discover 2,274.90 sq. ft. of total space (Main Floor - 1192.65 Sq.ft and Undeveloped Basement - 1082.25 Sq.Ft), filled with natural light thanks to multiple skylights. The open-concept living area features a beautiful stone fireplace, creating the perfect cozy atmosphere. The kitchen is generously sized, offering ample counter space and storage including a formal pantry, for all your cooking needs. The primary suite is a true retreat, with a large window overlooking the backyard, allowing for plenty of natural light. It's spacious enough for a king-sized bed and additional furniture, plus it comes with its own private ensuite. Two additional bedrooms (perfect for a family or office space) and a second full bath complete the main level. Outside, the massive covered deck is perfect for entertaining year-round, and just below, you'll find a firepit area—ideal for cozy nights under the stars. Need storage or parking? This home has a double detached garage AND an extra-long driveway, giving you plenty of space for an RV, trailer, or multiple vehicles. But that's not all—the unfinished basement is a blank canvas, ready for you to create the ultimate rec room, home gym, extra bedrooms, or anything else you can imagine! This is the kind of home that rarely comes available, with land, space, and potential all in one package. Don't miss your chance to make it yours!**

Inclusions: **None**
 Property Listed By: **MaxWell Canyon Creek**

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







