



THE
A-TEAM

**RE/MAX
FIRST**

231 RAILWAY Close, Langdon T0J 1X1

MLS®#: **A2200216** Area: **NONE** Listing Date: **03/07/25** List Price: **\$1,100,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Langdon**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **10,018 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,757**
 Low Sqft:
 Ttl Sqft: **1,757**

DOM
3
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**
Parking
 Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,Lawn,See Remarks,Views**
 Park Feat: **Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Balcony,Other,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
 Legal Desc: **0614055**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome home to LUXURY in LANGDON! Over 3200 square feet of custom living in this stunning bungalow with a fully developed walkout basement and heated**

pool! The gourmet kitchen showcases stunning white cabinetry, granite countertops, a spacious island with a built in microwave and wine storage. Host unforgettable dinners in the elegant dining room with its soaring 10' ceiling. The primary bedroom is a true couples' retreat, featuring a luxurious 5-piece ensuite with in-floor heating, a soaker tub, huge dual shower, and a large walk in closet with custom organizers. Step out to one of the south-facing covered decks, featuring privacy glass and breathtaking mountain views, perfect for a relaxing evening or stargazing. The lower level is a showstopper, boasting acid-washed floors with in-floor heating. Gather at the bar for the big game or enjoy a movie in the fully equipped media room. Step outside to your stunning backyard, complete with a cement patio, perfect for poolside gatherings. Guests staying overnight? No problem—two additional bedrooms and a 3-piece bath on the lower level are ready to accommodate. The triple car garage also comes with in-floor heating! Tons of Parking & Situated on a quiet cul-de-sac, this home sits on a large .23-acre lot. The home is fully landscaped, featuring underground sprinklers, a storage shed, and pool cover. Love where you live all year long with summers by the pool and winters by the fire!

Inclusions:

Property Listed By:

**pool equipment, underground sprinklers, shed
RE/MAX Key**

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











