



THE
A-TEAM

**RE/MAX
FIRST**

115 HANSON Drive, Langdon T0J 1X1

MLS®#: **A2200726** Area: **Hanson Park** Listing Date: **03/12/25** List Price: **\$849,999**
 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: **2011** Abv Sqft: **1,917**
Lot Information Low Sqft:
 Lot Sz Ar: **10,018 sqft** Ttl Sqft: **1,917**
 Lot Shape:

DOM

24
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Gazebo,Landscaped,Level,Rectangular Lot,Street Lighting,Yard Lights**
 Park Feat: **220 Volt Wiring,Additional Parking,Concrete Driveway,Double Garage Attached,Double Garage Detached,Front Drive,Garage Door Opener,Garage Faces Front,Gravel Driveway,Heated Garage,Insulated,Oversized,Parking Pad,RV Access/Parking,Workshop in Garage**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`5" x 9`3"	Living Room	Main	12`0" x 15`1"
Dining Room	Main	8`11" x 10`2"	Kitchen	Main	9`10" x 13`5"
Mud Room	Main	5`10" x 6`7"	Bedroom - Primary	Upper	11`8" x 13`4"
Bedroom	Upper	12`0" x 12`9"	Bedroom	Upper	9`10" x 12`0"
Bonus Room	Upper	13`3" x 13`5"	Flex Space	Upper	5`0" x 7`2"
Laundry	Upper	5`2" x 5`11"	Game Room	Basement	8`7" x 11`8"
Family Room	Basement	10`1" x 13`11"	Bedroom	Basement	9`0" x 11`1"

Furnace/Utility Room
4pc Bathroom
4pc Bathroom

Basement
Upper
Basement

7'10" x 11'5"

2pc Bathroom
5pc Ensuite bath

Main
Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC-97

1013437

Remarks

Pub Rmks:

Welcome to 115 Hanson Drive, a haven for enthusiasts seeking ample space. This exceptional property boasts **two separate, oversized, heated garages****, perfect for a backyard workshop and storing recreational vehicles. Open the door to hardwood floors gracing both, the main and upper levels, enhancing its timeless appeal. The kitchen, ideal for a growing family, features a spacious island with quartz countertops, abundant cabinetry, and a walkthrough pantry for additional storage. Adjacent to the kitchen, a large dining area with patio doors leads to an expansive deck and patio, perfect for gatherings. The cozy living room, centered around a gas fireplace, invites relaxation. Completing the main level are a half bath and a generous mudroom off the attached heated garage which measures in at 21'6" X 23'0". Ascending hardwood stairs, the second floor reveals a bonus room illuminated by large windows and a side flex space, suitable for a small office or den. Conveniently located off the bonus room is the laundry area. The primary bedroom boasts a five-piece ensuite and walk-in closet, while two additional bedrooms and a four-piece bath complete the upper level. The fully finished basement with 9 foot ceilings is designed for entertainment, offering a spacious recreation or games room, a fourth bedroom, and another four-piece bath. Outside, the backyard showcases a beautiful brick patio leading to an outdoor hot tub (included as-is). The dream detached garage is powered with 220V and 110V, it is heated, and includes a mezzanine for optimized storage, with ceilings reaching 14 feet at the peak of vault and 10 feet at the lowest point. This property is a must see! Call today to schedule your private viewing.**

Inclusions:
Property Listed By:

**Sump Pump x 2, Hot Tub, Window Coverings and A/C all included "As Is"
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











