

\$729,900 - 46 Hanson Way Ne, Langdon

MLS® #A2079438

\$729,900

4 Bedroom, 3.00 Bathroom, 2,442 sqft

Residential on 0.26 Acres

Hanson Park, Langdon, Alberta

Imagine a stunning contemporary 4-bedroom home situated on an expansive lot spanning over a quarter of an acre. The exterior showcases modern architecture with clean lines, large windows, a beautiful combination of wood, stone, and siding surrounded by a meticulously manicured lawn.

Upon entering, you are greeted by an open floor plan that seamlessly connects the living, dining, and kitchen areas, creating a spacious and inviting atmosphere. The kitchen is a home chefs dream, equipped with a gas stove and upgraded appliance package, sleek cabinetry, ample storage space and a generous island for both cooking and casual dining. The kitchen harmoniously connects to the dining area, making it an ideal space for entertaining. Large windows allow plenty of natural light to flood the interior and offer views of the expansive backyard.

The home boasts four well-appointed bedrooms each designed for comfort and style in mind, providing ample space for a growing family or accommodating guests. The master suite is a luxurious retreat with a spacious layout, a walk-in closet, and a private ensuite bathroom. The two and a half bathrooms in the home feature modern fixtures and stylish finishes.

A bonus room adds versatility to the home, providing the perfect space for an



entertainment room, media room, or a playroom for children. The design of the home is characterized by its contemporary aesthetic, featuring a warm color palette, clean lines, and a focus on elegance.

For those who love cars and recreational vehicles, a triple garage provides ample parking and storage space for your tools and toys. Additionally, there's dedicated RV parking, catering to outdoor enthusiasts who enjoy life on the road.

The outdoor space is a highlight of this property, a large cedar deck looking onto your huge lot that offers endless possibilities. Whether you envision a sprawling lawn, a garden oasis, or outdoor entertainment areas, the large yard provides the canvas for your dream outdoor space.

In summary, this contemporary 4-bedroom home with a den and a bonus room, 2 1/2 baths, an open plan, triple garage, RV parking, central air and a huge lot on over a quarter of an acre is the epitome of modern luxury and functionality. It seamlessly blends indoor and outdoor living, making it a perfect retreat for a family seeking both style and comfort. Book your showing today!

Built in 2012

Essential Information

MLS® #	A2079438
Price	\$729,900
Sold Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,442
Acres	0.26
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Hanson Way Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X1

Amenities

Parking Spaces	8
Parking	Off Street, RV Gated, Triple Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 29th, 2023
Date Sold	February 15th, 2024
Days on Market	76
Zoning	DC97
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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