

\$565,000 - 28 Douglas Avenue Ne, Langdon

MLS® #A2084549

\$565,000

4 Bedroom, 4.00 Bathroom, 1,503 sqft

Residential on 0.24 Acres

NONE, Langdon, Alberta

*OPEN HOUSE SUNDAY OCTOBER 1, 2023 12PM TO 2PM. Welcome to Langdon, an established sought-after charming town where pride of home ownership is evident. One lucky family will have an opportunity to call this updated, move in ready residence their forever home. The focal point of this home with walk out basement is the large oversized lot with double attached garage and long driveway with enough room to park your boat or RV. This house was built with entertaining in mind. Enjoy family BBQ nights and get together on your large deck and the privacy of a fully fenced backyard. Enter the front doors of this carpet free residence and be in awe of the gleaming hardwood flooring and open concept design of this well built home. The bright and sun filled kitchen is perfect for preparing family meals. The kitchen is outfitted with stainless steel appliances, a spacious pantry and a centrally located built in desk which is the perfect space to organize mail and to use as a charging station. A large casual eating area just off the kitchen is perfect for family breakfast time and nightly dinners. Access the large deck which features a convenient staircase to access spacious backyard off the eating area, perfect for kids to enjoy the outdoor space while keeping an eye on them. The large living room complete with a gas fireplace is perfect for entertaining and formal get togethers. The main floor is finished with a 2-piece bath, laundry room with upgraded appliances, and entryway to the double



attached garage. Head upstairs to find the perfect bright and spacious family room perfect for spending the evening with your family or use as a work from home office space. The large master retreat features ensuite with soaker tub perfect for evening relaxation baths. Two additional well sized bedrooms share the main bath. The fully developed walk out basement features a tv room/gaming room, 3 piece bath, and bedroom. The basement walks right out to your enormous back yard featuring a full length poured concrete patio perfect for a hot tub. Keep your kids entertained outdoors as the yard has enough room for all your toys, trampoline etc. This home has stunning curb appeal featuring newer siding, covered front porch, vinyl windows and double attached garage. This lovely home is in an incredible, conveniently located location just a short drive into the community which offers an abundance of green space, schools, amenities and parks. Call your favorite agent right away and book your showing as this home is truly one to be desired

Built in 2003

Essential Information

MLS® #	A2084549
Price	\$565,000
Sold Price	\$544,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,503
Acres	0.24
Year Built	2003
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	28 Douglas Avenue Ne
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	t0j1x1

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2023
Date Sold	November 3rd, 2023
Days on Market	34
Zoning	HR-1
HOA Fees	0.00

Listing Details

Listing Office POWER PROPERTIES

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