

\$729,900 - 30 Hanson Drive, Langdon

MLS® #A2089501

\$729,900

3 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.22 Acres

Hanson Park, Langdon, Alberta

Welcome to this stunning newly built bungalow, a true masterpiece of modern living. With a classic touch of elegance, this home boasts a perfect blend of comfort and luxury. As you step inside, you'll be captivated by the attention to detail and fine craftsmanship that went into every inch of this residence. The open floor plan with 9-foot ceilings creates a spacious and airy atmosphere, making you feel right at home the moment you walk through the door. The main living areas feature beautiful vinyl plank flooring, combining aesthetics and practicality, while the use of high-quality granite throughout the house exudes a sense of luxury. The heart of this home is the kitchen, which is a chef's dream. It showcases a generous island, perfect for meal preparation and casual dining. The kitchen also includes a pantry for ample storage space and is equipped with top-of-the-line stainless steel appliances, including a double oven, a water fridge, a gas stove, and a dishwasher. With Primary bedroom and den on the main floor and two additional bedrooms in the basement providing plenty of room for your family or guests. The two full baths ensure everyone's comfort, and the ensuite bathroom features a luxurious soaker tub, a spacious shower, and dual sinks, creating a spa-like oasis within your own home. Both the main living room and the lower-level rec room offer coziness and warmth with electric fireplaces, creating the perfect ambiance for relaxing evenings. The lower-level rec room also



features a wet bar, making it an ideal space for entertaining friends and family. This newly built bungalow is not just a house; it's a haven of comfort, style, and convenience. With all these features and more, it's a dream come true for those seeking a modern, elegant, and functional living space. Situated on a large .22 acre lot with zoning to permit an additional detached double garage if needed, truly a car lovers dream! Don't miss the opportunity to make this house your forever home! Seller willing to offer 1 year financing at 3.99!

Built in 2023

Essential Information

MLS® #	A2089501
Price	\$729,900
Sold Price	\$722,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,416
Acres	0.22
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	30 Hanson Drive
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Insulated

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator
Heating	Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2023
Date Sold	November 26th, 2023
Days on Market	33
Zoning	DC-97
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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