

\$670,000 - 49 Nesbitt Close Ne, Langdon

MLS® #A2094088

\$670,000

5 Bedroom, 3.00 Bathroom, 1,407 sqft
Residential on 0.25 Acres

NONE, Langdon, Alberta

Welcome to your dream home nestled in a quiet cul-de-sac, this 2,812 square foot bungalow on a quarter-acre lot encapsulates the essence of comfortable family living in a tight-knit community. The serene setting provides a peaceful escape within a neighborhood renowned for its warm and friendly atmosphere.

With five bedrooms, the home offers flexibility for families or those seeking extra space. New windows in each room allow natural light to fill the spaces, providing scenic views of the surroundings.

The kitchen boasts new appliances, tile countertops, and contemporary fixtures—a retro/modern haven catering to culinary enthusiasts and serving as the central hub for family gatherings.

The living area, adorned with new carpets, creates a cozy and welcoming ambiance. Large windows illuminate the space, offering views of the charming south-facing backyard—a sunlit retreat surrounded by picturesque greenery.

Energy efficiency takes precedence with 21 solar panels gracing the roof. Beyond their eco-friendly appeal, these panels promise potential energy savings, aligning seamlessly with a sustainable and environmentally conscious lifestyle.



Practical upgrades further enhance the residence's functionality and longevity. A new hot water tank and a newer furnace ensure reliability and comfort, while a new roof underscores the property's durability and protection.

The bathroom's stylish transformation, featuring a new tub and surround, adds a touch of modern luxury. New lighting fixtures and window coverings throughout the home showcase a commitment to quality craftsmanship and contemporary design.

For gardening enthusiasts, raised beds offer an ideal space for cultivating flowers, herbs, or vegetables. The south-facing backyard not only serves as a tranquil retreat but also ensures ample sunlight for plant growth and solar energy.

RV parking adds a practical dimension, catering to those with recreational vehicles and enhancing overall convenience. The heated garage, offering comfort during colder months, is an additional feature ensuring the protection of vehicles.

Entertainment options abound with a soundproof theater room—an ideal space for family movie nights or hosting friends. The room allows for an immersive cinematic experience without disturbing the household. A bar and pool table add to the entertainment value, creating a space for relaxation and quality time together.

In summary, this Langdon bungalow is a haven of comfort and style within a family-oriented community. With its spacious interior, practical upgrades, and inviting outdoor space, this residence promises a delightful lifestyle. From the solar panels to the

south-facing backyard, each detail reflects careful consideration, making it a standout choice in Langdon's real estate market—a home that not only meets practical needs but also provides a welcoming haven within a community valuing connection and camaraderie.

Call and book your private showing today, and find out what items are included!

Built in 1998

Essential Information

MLS® #	A2094088
Price	\$670,000
Sold Price	\$650,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,407
Acres	0.25
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	49 Nesbitt Close Ne
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Driveway, Heated Garage, On Street, RV Access/Parking

Interior

Interior Features	Bar, Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, Sump Pump(s), Tile Counters, Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	May 13th, 2024
Days on Market	178
Zoning	HR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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