

\$749,900 - 1 Henderson Bay Ne, Langdon

MLS® #A2099511

\$749,900

4 Bedroom, 2.00 Bathroom, 1,443 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

Welcome to #1 Henderson Bay NE in Langdon, Alberta! This stunning 1442sqft, 4 bedroom bungalow, with double attached(insulated/high ceiling) garage, sits on a massive corner lot, and is an original one owner property. The main level of this home is full of features and boasts a large front entry, vaulted ceilings, huge triple pane windows, natural gas fireplace, knock down ceilings, main floor laundry/mudroom, and has a well laid out living and dining space. The kitchen has granite countertops, a large island, walk-in pantry, gas range, and beautiful cabinetry. The 3 main level bedrooms are a good size. The primary bedroom has access to the back yard, just received a newly renovated en-suite bathroom, and has a walk-in closet. The basement is finished with a large family room, a 4th bedroom/flex room, has great storage, and is roughed in for a bathroom. It also has its own walk up to grade separate entrance. The property surrounding this home is like a park - with trees, landscaping, underground irrigation, fire pit, and large cedar deck with BBQ gas line to enjoy. The driveways can handle 6 off street parking spaces, plus roughly a 45' RV parking space. There is a stretch of driveway almost 100' long, from the back fence to the road. Also, the garages empty have accommodated up to 5 indoor parking spaces. Can it get any better than this?! Yes it can!! There is another detached 28' x 30' - 840sqft heated(2 stage furnace) garage/shop space on this property. The shop



has around 12' ceilings and 2 garage doors. One is 10' x 12' and the other is 7' x 8' and gives access to the back yard. There are 2 - 240amp plugs and 5 - 20 amp circuits, an optional electrical panel for lighting control. It has its own bathroom and is roughed in, for in-floor heat. Langdon is a short drive from the city and is a growing vibrant little community, with lots of amenities. Come and see all this beautiful property and community have to offer. You won't be disappointed!

Built in 1999

Essential Information

MLS® #	A2099511
Price	\$749,900
Sold Price	\$725,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,443
Acres	0.25
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1 Henderson Bay Ne
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X1

Amenities

Parking Spaces	11
Parking	Additional Parking, Asphalt, Double Garage Attached, Double Garage

Detached, Driveway, Heated Garage, Oversized

Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Corner Lot, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 4th, 2024
Date Sold	February 8th, 2024
Days on Market	35
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 FOOTHILLS REAL ESTATE
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