

\$634,900 - 3 Dain Place Nw, Langdon

MLS® #A2099805

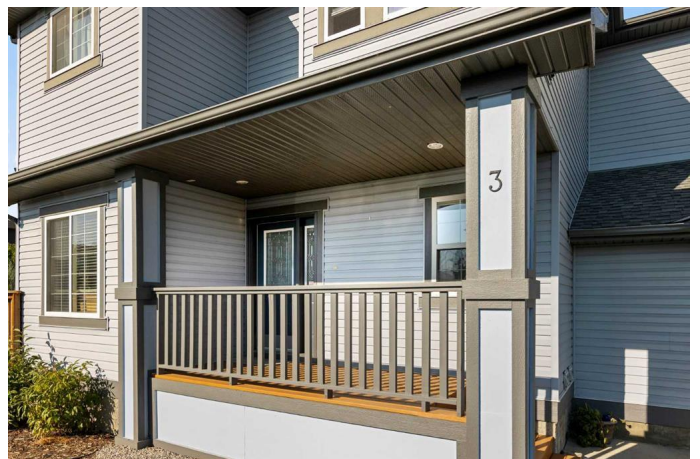
\$634,900

3 Bedroom, 3.00 Bathroom, 2,263 sqft

Residential on 0.20 Acres

NONE, Langdon, Alberta

You wanted a BIG 23 1/2 x 22 1/2 attached garage with a BIG home on a BIG lot with QUICK possession and NEW Shingles? You've found it! Here it is a beautifully maintained home located on quiet cul-de-sac street and Brander Ave. Perfectly located on a corner lot with plenty of room for RV parking! Welcoming covered porch leads way to the beautiful front door & spacious foyer with a closet for coats & shoes. Main floor has an open concept great room with corner fireplace, dining area with French doors leading to the impressive back deck and kitchen with eating bar & island. Kitchen also includes granite countertops, decorative backsplash, stainless steel appliances, dark stained maple cabinets offering plenty of storage, AND a full walk-in corner pantry. Off the kitchen you'll conveniently find the mudroom which leads way to the oversize double attached garage. In addition the main floor has a good size separate office/ flex room and 2pc guest bathroom. Up the staircase with high ceilings and tall bay windows letting in plenty of natural lights, you'll find the family room with vaulted ceilings. Modern Master bedroom has a large walk thru closet and ensuite with oversized 5 pc bath that includes his and her sinks, separate glass shower and separate vanity. The upper floor also includes 2 additional bedrooms, full 4pc bathroom and good size laundry offering storage space. Heading outside, you'll find the deck off the dining room extends almost



the full width of the house providing plenty of room for entertaining in your south facing, fully fenced huge backyard. Easily within walking distance to the K-9 school combined with a view of the mountains make this a great family home. Grocery Store, shops, restaurants nearby and Calgary is only a 15min drive. With over 3000 sqft on 3 levels, this home is the total package and a rare find!

Built in 2007

Essential Information

MLS® #	A2099805
Price	\$634,900
Sold Price	\$617,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,263
Acres	0.20
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3 Dain Place Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	High Ceilings, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	January 8th, 2024
Date Sold	March 29th, 2024
Days on Market	80
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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