

\$721,900 - 120 Railway Avenue Ne, Langdon

MLS® #A2102185

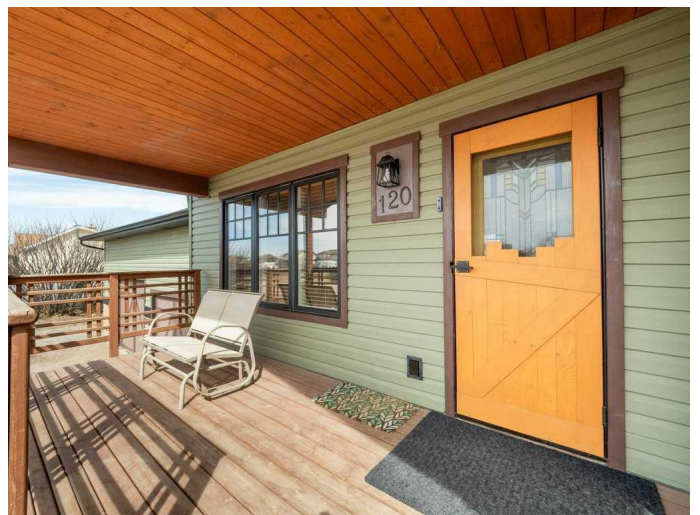
\$721,900

4 Bedroom, 3.00 Bathroom, 1,644 sqft

Residential on 0.44 Acres

NONE, Langdon, Alberta

Welcome Home! This custom home sits on 0.44 acres of land, with a massive SHOP is attached (for the carpenter/cabinet maker/hobbyists, see photos / floor plans), 4 bedrooms and 2.5 full bathrooms, all with a fully developed basement. Walking up to the home, you have a tiered front DECK and a sunny south, covered porch, landscaped front yard. This home sits on a quiet street & is wonderful for family gatherings, entertaining or just relaxing after a long day (perhaps in your attached SHOP). Inside leads into an open family room and sitting area—perhaps referred to as a parlor, but you could use it as you wish. Hardwood floors and moldings really bring out the craftsmanship of this home. It's been freshly painted top to bottom too—nothing to do in this home but move in & enjoy. A large eat-in custom kitchen with GAS stove. One of THE BEST of many features of this home is the huge walk-thru pantry with a separate freezer (extra fridge in basement), built-in shelving and drawers, and even your laundry is all right there. This space makes laundry & food prep enjoyable as everything is at your fingertips. A cozy sunroom off the kitchen with a corner mantle gas fireplace for cool nights, leads to the back tiered deck and interlocking pavers brick patio with a firepit for those summer days that can be best enjoyed with the smell of woodsmoke and roasting marshmallows. The master bedroom with stained glass feature, a corner GAS tiled fireplace, and it's own PRIVATE HOT TUB



room attached is the perfect place to relax. The master boasts it's own ensuite with built in chest of drawers & shelving as well as additional closet space. Also on the main, a full 4 piece main family bathroom with a tub and separate stall shower and large counter with plenty of cabinet space. Built in shelving and molding with gorgeous hardwood floors in the second bedroom. This bedroom was used as an office and has built ins on the entire wall for office space. In the basement there is a bedroom with a 2 piece ensuite (roughed in for a shower) and walk in closet space, large windows throughout this lower level. Its is bright & open. The final bedroom was used as a craft space, though could be a 4th bedroom. The lower level also has a 3 utility spaces, including the furnace door is a bookshelf door "no its not Narnia, but close. Other upgrades: Low E windows, sophisticated water filtration system/soft water system, instant or hot water on demand, artesian well, city sewer, security system, BBQ gas line on back deck, bike rack, storage shed, 200 amp, 220V, spacious mudroom "even the little box has its own fan. There are so many features to this home, it really is a MUST SEE. Contact your favorite agent and book your private viewing today.

Built in 1961

Essential Information

MLS® #	A2102185
Price	\$721,900
Sold Price	\$705,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.44

Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	120 Railway Avenue Ne
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Oversized, Quad or More Attached, See Remarks, Workshop in Garage

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Family Room, Gas, Mantle, Stone, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2024
Date Sold May 9th, 2024
Days on Market 20
Zoning Residential
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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