

# \$639,900 - 32 Lloyd Crescent Ne, Langdon

MLS® #A2102818

**\$639,900**

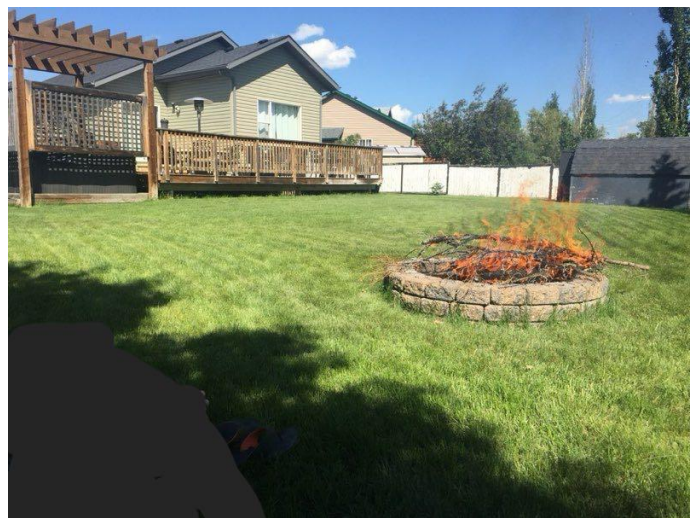
4 Bedroom, 3.00 Bathroom, 1,146 sqft

Residential on 0.26 Acres

NONE, Langdon, Alberta

PRIDE OF OWNERSHIP! Welcome to this extremely well cared for 4 Bedroom, 2.5 Bath home situated perfectly on 0.26 Acres within a quiet family friendly Crescent. Open the front door to VAULTED CEILINGS throughout the main level, updated laminate floors, an OPEN FLOOR PLAN and the feeling of home. ALL NEW WINDOWS (except 2 which didn't need replacement). Kitchen has new(er) STAINLESS STEEL APPLIANCES and updated counter-tops that you will love. The living room is the perfect place to gather with family and enjoy the GAS FIREPLACE on these cold winter nights. Large dining area with LOADS OF NATURAL LIGHT from the SW facing patio doors. Patio doors lead outside to the massive deck and outside oasis with HOT TUB, included OUTDOOR BBQ and PATIO HEATER. Finishing off the main level you will find a spacious Primary Bedroom, 2nd Bedroom/ Office and a 4 pc Main Bath. Downstairs you will love all the NEW RENOVATIONS! Lower level comes with the 3rd and 4th bedrooms, huge Entertainment/ Rec Room area which is ideal for cozying up to watch a movie or watching the game and enjoying a drink from the lower level Bar. Finishing off the lower level is a 3 pc Bath and Laundry Room. Outside the 0.26 ACRE YARD is fully fenced and has access to the back-alley IF YOU WANT TO CONSTRUCT A SHOP OR 2ND GARAGE. Call today!

Built in 1998



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2102818    |
| Price          | \$639,900   |
| Sold Price     | \$639,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,146       |
| Acres          | 0.26        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 32 Lloyd Crescent Ne |
| Subdivision | NONE                 |
| City        | Langdon              |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T0J 1X0              |

## Amenities

|                |                                                                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                                             |
| Parking        | Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Parking Pad, RV Access/Parking |

## Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows                                          |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Range Hood, Refrigerator, Window Coverings |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                                                                                         |
| Cooling           | Central Air                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                                                              |

|              |                                                |
|--------------|------------------------------------------------|
| Fireplaces   | Decorative, Electric, Gas, Living Room, Mantle |
| Has Basement | Yes                                            |
| Basement     | Finished, Full                                 |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, Few Trees, Lawn, Landscaped, Level, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2024 |
| Date Sold      | February 5th, 2024 |
| Days on Market | 14                 |
| Zoning         | HR-1               |
| HOA Fees       | 0.00               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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