

\$775,000 - 5 Henderson Bay Ne, Langdon

MLS® #A2106427

\$775,000

4 Bedroom, 4.00 Bathroom, 1,980 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

OPEN HOUSE FEB.10, 1-3pm. 1/4 ACRE LOT ON A QUIET CUL-DE-SAC | SECOND DETACHED GARAGE + SHOP 21x38ft | MASSIVE BACKYARD + RV PARKING | Welcome to 5 Henderson Bay, nestled in the charming town of Langdon, AB. Situated on a spacious 1/4 acre lot at the end of a quiet cul-de-sac, this property offers a serene setting just 25 minutes from Calgary. Upon entry, natural light flows throughout the home, illuminating the space with its large windows throughout (all triple pane above grade). The kitchen boasts modern appliances, including an induction range, complemented by quartz countertops and an elegant tile backsplash. The main level centers around a generous living area with a cozy gas fireplace, providing a perfect spot for family gatherings. Additionally, a separate office/den, sizable laundry/mudroom, 2pc powder room and a family dining area complete this level, with convenient access to the double attached garage. The upper level features a spacious primary bedroom with expansive bay windows offering views of the peaceful surroundings, a walk-in closet, and a luxurious ensuite. Two additional generously sized bedrooms cater to the needs of a larger family, plus an additional full bathroom. The fully developed basement offers versatility with a sizable fourth bedroom, full bathroom, a large family/living area ideal for entertainment, a home gym, and a dry bar. The property also includes a detached garage/shop equipped with 220V power, slab



heating, and the option for a power lift. An attached double garage and a spacious driveway provide ample parking, including space for an RV/Boat. Outdoors, a new deck, in-ground sprinkler system, water feature, and hot tub create an inviting outdoor atmosphere. With all the space and amenities needed for a growing family, this home is conveniently located just 25 minutes from Calgary. Schedule your private showing today to experience the charm and comfort of 5 Henderson Bay.

Built in 1998

Essential Information

MLS® #	A2106427
Price	\$775,000
Sold Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,980
Acres	0.25
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5 Henderson Bay Ne
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Asphalt, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Plug-In, Quad or More Detached, RV Access/Parking, Workshop in Garage

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Open Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 8th, 2024
Date Sold	February 19th, 2024
Days on Market	11
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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