

\$599,888 - 81 Hanson Lane Ne, Langdon

MLS® #A2107192

\$599,888

3 Bedroom, 3.00 Bathroom, 2,133 sqft

Residential on 0.15 Acres

Hanson Park, Langdon, Alberta

Discover the ideal family sanctuary nestled in the tranquility of a quiet cul-de-sac, featuring an attached double garage with generous ceiling heights and a coveted walkout basement. Welcome to Hanson Park in Langdon, AB, strategically positioned just 15 minutes east of Calgary on Glenmore Trail.

From the moment you approach this residence, the curb appeal is sure to capture your heart. Upon stepping through the front door, you're greeted by 9-foot ceilings, warm laminate floors, and an abundance of natural light that bathes the space. The main level unveils a dream kitchen adorned with upgraded cabinets, stunning appliances, and a spacious nook that serves as a delightful dining area. The open Great room/living room, crowned by a gas fireplace, completes the main level, along with a convenient half bath and a mudroom for added functionality.

Ascend to the upper level, where a generously sized Bonus Room beckons for relaxation or family activities. The primary bedroom is a luxurious retreat, featuring a large walk-in closet and a spa-inspired ensuite bathroom boasting a soaker tub and shower. Accommodate the needs of a growing family with the perfectly appointed 2nd and 3rd bedrooms.

The walkout basement awaits your personal



touch, offering tall ceilings, ample natural light, and rough-ins for a future full bath, providing a canvas for your future ideas and expansion plans.

Seize the opportunity to call this family-friendly haven home. Schedule your viewing today and immerse yourself in the allure of Hanson Park living. Don't miss the chance to make this haven of tranquility and convenience yours - call today!

Built in 2023

Essential Information

MLS® #	A2107192
Price	\$599,888
Sold Price	\$590,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,133
Acres	0.15
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	81 Hanson Lane Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 13th, 2024
Date Sold	March 27th, 2024
Days on Market	43
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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