# \$829,000 - 331 Railway Point Se, Langdon

MLS® #A2108218

### \$829,000

5 Bedroom, 4.00 Bathroom, 2,664 sqft Residential on 0.23 Acres

NONE, Langdon, Alberta

Welcome to Langdon! This beautiful home is located on a quiet cul de sac in the peaceful hamlet of Langdon.

Over 3800 SQ FT of living space in this two-story home with professionally developed walkout lower level. The front entry welcomes you into a large fover; the main floor includes a beautiful gourmet kitchen, granite countertops and tile backsplash, a large island, corner pantry, Newly installed stone composite plank flooring (April 2024) with eating nook that leads to a large deck. Beside the kitchen is a cozy living room with a gas fireplace. Entertain with a separate formal front dining & living room. Beautiful vaulted ceilings in the front living room with amazing sunlight that comes from the large west facing window. A perfectly located office/den with French doors. Main floor laundry/mud room and a 2 piece bathroom complete this floor.

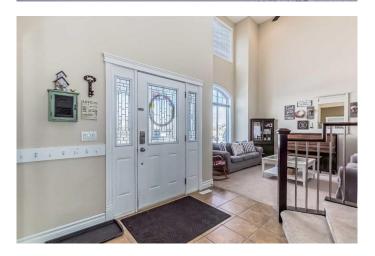
Upstairs you will find a large master bedroom with 5 piece ensuite; 2 sinks, and vanity counter, corner jetted tub, separate shower and walk-in closet. Two additional large sized bedrooms upstairs and a 3 piece bathroom. Plus room for a sofa or desk and bookcases in the landing.

PLEASE NOTE! NEW ROOF AND EAVESTROUGHS JUST COMPLETE ON MAY 14TH, 2024.

The lower walkout level is fully developed, it's bright and spacious. It includes a 3 piece







bathroom, kitchen area & dining area, 2 bedrooms, plenty of storage spaces, laundry room and outdoor deck to enjoy your morning coffee.

The oversized garage and huge yard complete this lovely home! It's a must see.

This home is walking distance to Langdon parks & pathways, schools (including the new High School opening 2024), restaurants, a grocery store and more. Come visit today! The wooden flooring on the main floor is in the process of being replaced.

#### Built in 2008

#### **Essential Information**

MLS® # A2108218 Price \$829,000 Sold Price \$812,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,664
Acres 0.23
Year Built 2008

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

# **Community Information**

Address 331 Railway Point Se

Subdivision NONE

City Langdon

County Rocky View County

Province Alberta
Postal Code T0J 1X1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open

Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood,

Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Family Room, Mantle

Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Cul-De-Sac, Environmental Reserve, Rectangular Lot

Roof Asphalt Shingle

Construction Asphalt, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 15th, 2024

Date Sold May 31st, 2024

Days on Market 105
Zoning HR
HOA Fees 0.00

## **Listing Details**

Listing Office First Place Realty

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