

# **\$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 foyer; 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 |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.