

\$655,000 - 40 Moe Avenue Nw, Langdon

MLS® #A2109009

\$655,000

4 Bedroom, 3.00 Bathroom, 1,135 sqft

Residential on 0.20 Acres

N/A, Langdon, Alberta

Welcome to this beautifully finished bungalow nestled in the heart of a quiet neighborhood in Langdon, where timeless appeal meets modern comfort. Featuring over 2,100 SQFT of living space including 4 bedrooms and 3 full baths, this charming home invites you into a world of stylish simplicity and functional elegance. The home has been impeccably maintained with many tasteful upgrades; luxurious laminate plank floors (2018, original hardwood underneath), new carpets (2020), and a beautiful new stairwell railing (2022). Other features include new siding (2021), NEW ROOF & CENTRAL AIR (2022), and NEW HOT WATER TANK & WASHER/DRYER (2023). As you approach the property, the enchanting landscaping creates a warm and inviting first impression and gorgeous curb appeal. Upon entering, you will feel right at home. The open-concept design seamlessly connects the cozy living room area with electric fireplace to the modern & updated kitchen and dining space, creating an ideal setting for family gatherings and social events. The kitchen features stainless steel appliances; stove/fridge (2021) dishwasher & microwave hood fan (2023), and crisp white quartz counter tops with a convenient breakfast bar. The main floor is home to two generously sized bedrooms. The primary bedroom is big enough for your king bedroom set, complete with walk-in closet and a 4 piece ensuite. Both bedrooms enjoy new triple-pane windows (2023). A well-appointed and fully



updated bathroom with timeless fixtures and finishes completes the main level. Venturing downstairs, you'll discover a fully developed living space that can be transformed to suit your needs - a wonderful family/REC room perfect for entertainment. Bring on the pool table or a big screen TV! Two more bedrooms on this level provide ample accommodation options, each designed with comfort and style in mind. A second full bathroom on the lower level adds to the convenience of this well-thought-out floor plan. As you step outside, a highlight of this property comes into view - a private backyard oasis for you to unwind and enjoy the outdoors. A spacious deck covered by a pergola, provides an ideal setting for outdoor dining (gas lines for BBQ), morning coffee, or evening relaxation. A handy shed to store your lawn/gardenhng tools. Two hammocks are included for lazy summer afternoons and a fire-pit for late night stories & roasting marshmallows (some firewood included). An oversize DOUBLE detached garage, which is insulated and has 220 volt wiring, is a versatile space that offers not only secure parking for your vehicles and toys but also the potential for a workshop, studio, or additional storage. The expansive driveway ensures ample parking space for guests or an RV. The location of this charming bungalow is situated in a sought-after community, you'll find yourself in close proximity to numerous local amenities, parks, schools, golf course, shopping, and stumbling distance from the local pub; live music, beer, & wings anyone?

Built in 2005

Essential Information

MLS® #	A2109009
Price	\$655,000
Sold Price	\$643,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,135
Acres	0.20
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	40 Moe Avenue Nw
Subdivision	N/A
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Insulated, Leased, Oversized, RV Access/Parking

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Chandelier, Closet Organizers
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Free Standing, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Level, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 27th, 2024
Days on Market	20
Zoning	DC75
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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