

\$739,900 - 18 Hanson Drive Ne, Langdon

MLS® #A2109977

\$739,900

4 Bedroom, 3.00 Bathroom, 1,518 sqft

Residential on 0.20 Acres

Hanson Park, Langdon, Alberta

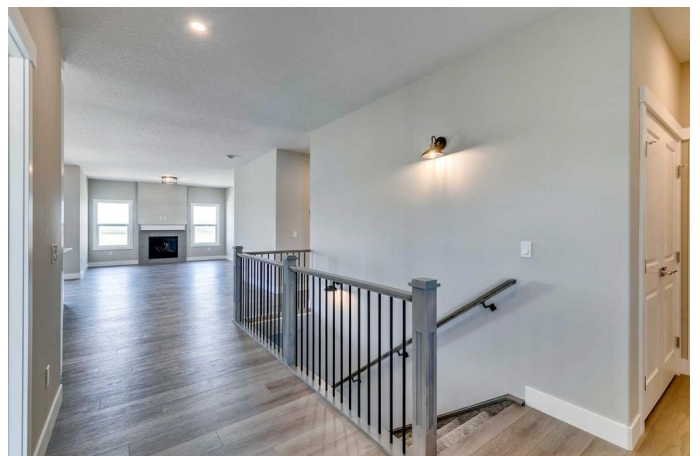
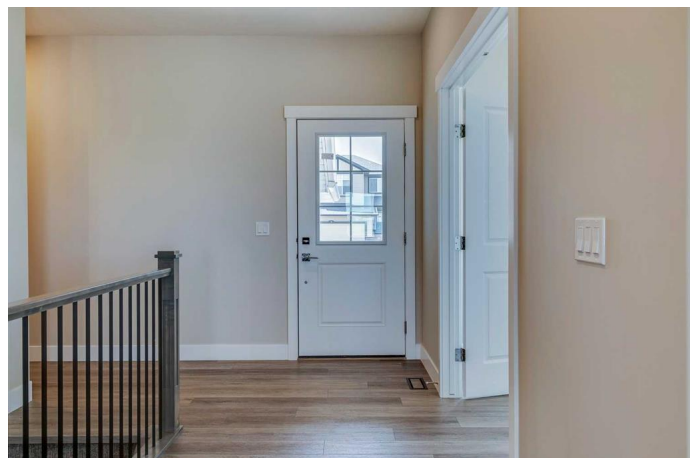
Welcome to your future home! Prepare to be captivated by this stunning property, offering a rare chance to own a haven where luxury meets functionality. Perfectly situated and crafted with precision by the esteemed Ishaan Homes, this bungalow promises a lifestyle of unparalleled comfort and elegance.

Step into a world of refined living as you enter through the inviting doorway, greeted by luminous interiors that exude a sense of warmth and sophistication. High ceilings grace both levels, creating an airy ambiance that invites you to explore every corner of this meticulously designed abode.

The heart of the home lies in its gourmet kitchen, a culinary enthusiast's dream adorned with white subway tile, exquisite white granite countertops, and top-of-the-line appliances including double ovens and a gas countertop stove. Whether you're whipping up a feast or enjoying a quiet breakfast, this space is sure to inspire your inner chef.

Indulge in the comforts of the primary suite, where a spacious walk-in closet with custom-built organizers awaits to cater to your wardrobe needs. The ensuite bathroom is a sanctuary of relaxation, boasting dual sinks, a luxurious soaker tub, and elegant white granite countertops.

Entertainment awaits in the lower level, where a generous rec area beckons with a second electric fireplace, perfect for cozy evenings with loved ones. Adjacent, a granite-topped wet bar stands ready to elevate your hosting



game, complete with ample storage and space for a bar fridge.

Outdoors, the exposed aggregate driveway leads to a fully insulated and drywalled garage, offering both convenience and durability. Zoning for this lot allows for a double detached garage to be built on the oversized .19 acre lot. (58ft x 164)

Whether you're hosting gatherings or enjoying quiet moments of reflection, this property has it all.

Don't miss out on this rare opportunity to make this dream home yours, schedule a private tour and experience this extraordinary property firsthand. Your new chapter begins here! New Home Warranty Applies!

Built in 2023

Essential Information

MLS® #	A2109977
Price	\$739,900
Sold Price	\$739,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,518
Acres	0.20
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	18 Hanson Drive Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County

Province	Alberta
Postal Code	T0J1X0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, See Remarks

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Oven-Built-In, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 5th, 2024
Days on Market	11
Zoning	DC-97
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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