

# \$729,900 - 34 Hanson Drive, Langdon

MLS® #A2109982

**\$729,900**

3 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.22 Acres

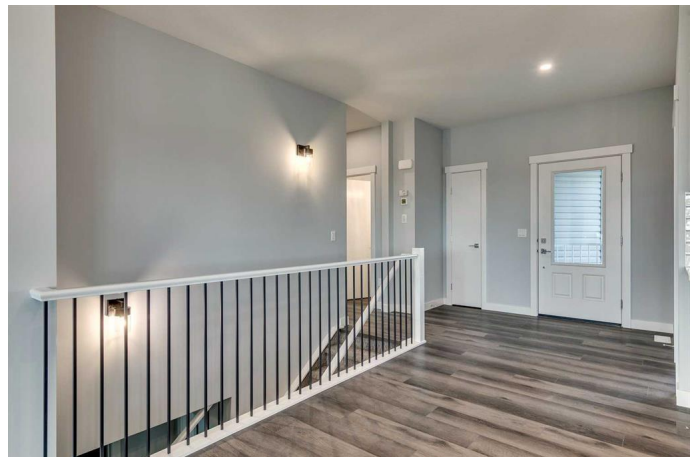
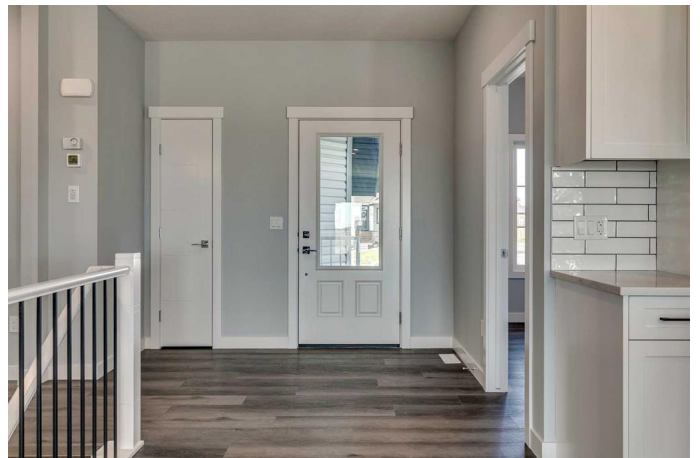
Hanson Park, Langdon, Alberta

Open House April 27 /12-3! Step into luxury living with this newly built masterpiece, meticulously crafted with attention to detail and quality craftsmanship. This home is ready for you to move in and welcome spring in style! As you enter, you'll be greeted by an open floor plan adorned with stylish vinyl plank flooring throughout the main level. The neutral color palette provides a blank canvas for you to personalize and make your own.

Prepare to be dazzled by the heart of the home - the kitchen. It boasts stunning granite countertops, complemented by contemporary cabinetry. Equipped with a gas stove, double ovens, and a water fridge, this kitchen is a chef's dream. Plus, the walk-in pantry offers ample storage space for all your culinary essentials.

Adjacent to the kitchen, the inviting living room beckons with an electric fireplace, adding both warmth and ambiance to the space. Whether you're unwinding with loved ones or entertaining guests, this cozy retreat is perfect for every occasion.

Escape to the luxurious primary bedroom, complete with a large walk-in closet featuring custom shelving, and a lavish 5-piece ensuite. Pamper yourself in the spa-like atmosphere, boasting a soaker tub, separate shower, granite countertops, and modern fixtures. The main floor also features a den and a 2-piece bath, dressed with elegant fixtures consistent with the rest of the home. Laundry chores are made easy with the conveniently



located main floor laundry room, complete with a sink.

Descend to the lower level and discover a world of entertainment possibilities. A wet bar, complete with a bar fridge, cabinetry, and granite countertops, awaits your hosting needs. The large rec area, featuring a second electric fireplace, provides ample space for gatherings with friends or quality family time. Two additional bedrooms and another full bath complete the lower level, boasting sleek modern fixtures and finishes.

Situated on a generous .22-acre lot with zoning permitting another double detached garage, the possibilities are endless. Don't miss out on the opportunity to turn this house into your dream home!

As an added bonus, the seller is offering 1 year financing at 3.99%. Don't let this opportunity pass you by - schedule your viewing today! New Home Warranty applies!

Built in 2023

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2109982  |
| Price          | \$729,900 |
| Sold Price     | \$720,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,426     |
| Acres          | 0.22      |

|            |             |
|------------|-------------|
| Year Built | 2023        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 34 Hanson Drive   |
| Subdivision | Hanson Park       |
| City        | Langdon           |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0J1X0            |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |

### Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Wet Bar |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator                                                                                                                                            |
| Heating           | Electric, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                                                                                               |
| Fireplaces        | Electric, Gas, Living Room, Recreation Room                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                                                                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 23rd, 2024 |
| Date Sold      | May 31st, 2024      |
| Days on Market | 98                  |
| Zoning         | DC-97               |
| HOA Fees       | 0.00                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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