

\$725,999 - 54 Hanson Drive Ne, Langdon

MLS® #A2111604

\$725,999

3 Bedroom, 3.00 Bathroom, 2,181 sqft

Residential on 0.21 Acres

Hanson Park, Langdon, Alberta

Nestled in the picturesque Hamlet of Langdon, amidst the thriving landscape of one of southern Alberta's fastest-growing family-oriented communities, this pristine 3-bedroom abode, crafted by Royal Design Homes, boasts nearly 2,200 square feet of meticulously designed living space. The airy main floor welcomes you with hardwood floors and lofty 9-foot ceilings, suffused with the warmth of natural light. A focal point is the grand floor-to-ceiling fireplace adorning the inviting living room, seamlessly connected to the elegantly upgraded kitchen. Here, culinary dreams come to life with engineered quartz countertops, an expansive island/eating bar, ceiling-touch cabinetry, and a deluxe stainless steel appliance package, all complemented by a convenient walk-thru pantry and ample dining area. Nestled adjacent to the living room, a tucked-away office space awaits, ideal for productive work-from-home days. Rounding out the main level are a practical mudroom and a stylish 2-piece powder room. Ascend to the second floor to discover a spacious bonus room, three generously proportioned bedrooms, a well-appointed 4-piece main bath, and a laundry room complete with sink and storage facilities. The luxurious primary bedroom beckons with a walk-in closet and a lavish 5-piece ensuite, boasting quartz countertops, dual sinks, a rejuvenating jetted tub, and a separate shower. Langdon offers an array of amenities, from quaint 1908-themed shops lining a



wooden boardwalk to a selection of restaurants, schools, a grocery store, and The Track Golf Course. A sprawling community park awaits, featuring a community center, skate park, ball diamonds, and playgrounds, while Iron Horse Fields boasts a quad baseball diamond complex. Notably, Langdon's forward-thinking approach includes an approved 10-foot setback on one side of the property, offering ample space for accessing the back of the property or constructing a double garage. Experience the quintessence of small-town living with the added convenience of easy access to nearby Calgary and Chestermere, making this Langdon haven the epitome of modern rural living.

Built in 2024

Essential Information

MLS® #	A2111604
Price	\$725,999
Sold Price	\$722,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,181
Acres	0.21
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	54 Hanson Drive Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County

Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	May 24th, 2024
Days on Market	84
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.