

# \$775,000 - 13 Hanson Lane, Langdon

MLS® #A2112859

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,683 sqft  
Residential on 0.20 Acres

Hanson Park, Langdon, Alberta

Beautiful custom built 1683 sq foot fully finished walkout bungalow with triple attached garage on a extra large beautifully landscaped lot on a quiet street. Nearly 3000 square feet of finished spaced loaded with features and upgrades you would love in your "Forever Home"! (\*Dog lover's pay close attention) 2 bedrooms up and 2 down. Bright and spacious open concept kitchen dining and living area with vinyl plank flooring. Kitchen features Westridge Cabinetry, gas range, large granite island, wine fridge, built in wine rack, pantry and LG Stainless Steel appliances. Living area features a gas fireplace. Dining area leads to a gorgeous new 700+ square foot deck with access to lower level and another 700+ square footage of lower decking and a 52 sq ft storage shed (Permitted). Back upstairs we have an extra large primary suite with 5-piece ensuite including a huge his/her shower and separate stand alone soaker tub. Then a 95 sq foot extra large walk-in closet/change room of your dreams! Main floor also features a second bedroom or office area next to a 4 piece washroom and a gorgeous laundry room with granite counter and dog shower area\*. This leads to your triple attached garage currently set up as a double with workshop area. Epoxy flooring, 220 wiring and Level 2 GRIZZL-E EV Charger. Lower level features wide open rec room area including built in desk, doggie door with ramp\* leading to outdoor dog run.\* Also a cozy home theatre area wired for "Dolby Atmos 11.4"



including built in Polk Audio ceiling speakers and built-in powered subwoofers. Also a super quiet and clean custom built in 90 gallon freshwater aquarium. Cozy Doggie bedroom\* under the stairs. Another 2 good sized bedrooms down with roomy closets and a 4-piece washroom. Spacious utility room/storage area with a utility sink, freezer, High Efficiency furnace and a 90 gallon Hot Water tank. Walkout to your beautiful west facing deck and lovingly maintained and landscaped backyard with firepit area, sun deck, and garden zones that must be seen! Call your Realtor today!

Built in 2017

### **Essential Information**

MLS® #	A2112859
Price	\$775,000
Sold Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,683
Acres	0.20
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	13 Hanson Lane
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Front Drive, Garage Door Opener, In Garage Electric Vehicle Charging Station(s), Oversized, Triple Garage Attached, Workshop in Garage

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Freezer, Garburator, Gas Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Garden, Gentle Sloping, Landscaped, Rectangular Lot, See Remarks, Sloped Down
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 15th, 2024
Date Sold	March 30th, 2024
Days on Market	15
Zoning	DC97
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Complete Realty
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