\$775,000 - 13 Hanson Lane, Langdon

MLS® #A2112859

\$775,000

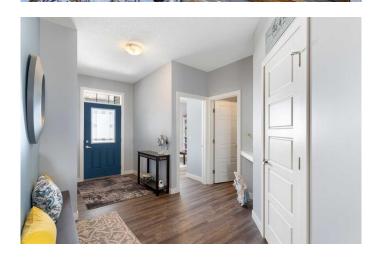
4 Bedroom, 3.00 Bathroom, 1,683 sqft Residential on 0.20 Acres

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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