

\$399,000 - 217 Sandford Place, Langdon

MLS® #A2113959

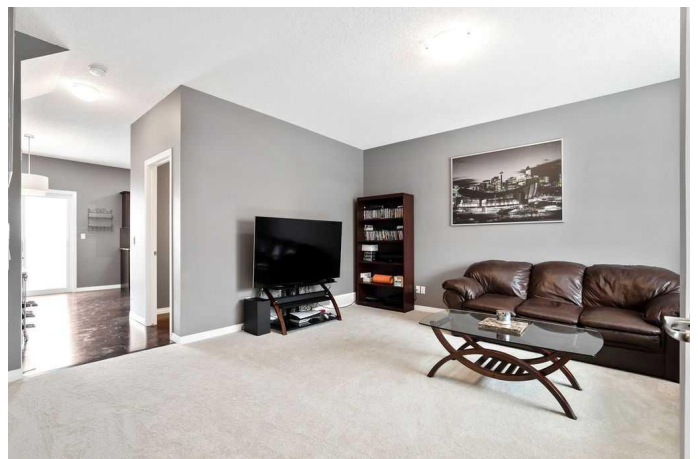
\$399,000

3 Bedroom, 3.00 Bathroom, 1,305 sqft

Residential on 0.07 Acres

NONE, Langdon, Alberta

Welcome to this exceptional 2-storey half-duplex built by renowned Master Builder, Douglas Homes Ltd. This meticulously crafted home offers a spacious and functional layout, perfect for modern living. As you step inside, you'll be greeted by a huge front living room, providing ample space for relaxing and entertaining guests. The main floor also features a convenient 2-piece powder room, ideal for guests, and a generous dining area for family meals and gatherings. The island kitchen is a chef's dream, boasting EXOTIC GRANITE COUNTERTOPS, a large WALK-IN pantry, and included STAINLESS STEEL appliances such as a fridge, stove, dishwasher, and hood/fan. HARDWOOD FLOORING graces the entry, dining, and kitchen areas, adding a touch of elegance to the space. Upstairs, you'll find three bedrooms, providing plenty of room for the whole family. The PRIMARY bedroom is particularly impressive, offering a spacious retreat with a 4-piece ensuite bathroom, complete with a luxurious SOAKING TUB. An additional 4-piece bathroom serves the remaining bedrooms, while an UPSTAIRS LAUNDRY area adds convenience to your daily routine. Outside, you'll find a double DETACHED GARAGE, providing secure parking and additional storage space for your vehicles and belongings. Don't miss out on the opportunity to make this your new home—schedule a viewing today! (Home owner has purchased new carpet for stairs and



hallway, new carpet is in basement)

Built in 2013

Essential Information

MLS® #	A2113959
Price	\$399,000
Sold Price	\$410,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,305
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	217 Sandford Place
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island
Appliances	Dryer, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Cul-De-Sac, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 23rd, 2024
Days on Market	18
Zoning	DC75
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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