

\$779,900 - 26 Hanson Drive, Langdon

MLS® #A2114227

\$779,900

4 Bedroom, 3.00 Bathroom, 2,535 sqft

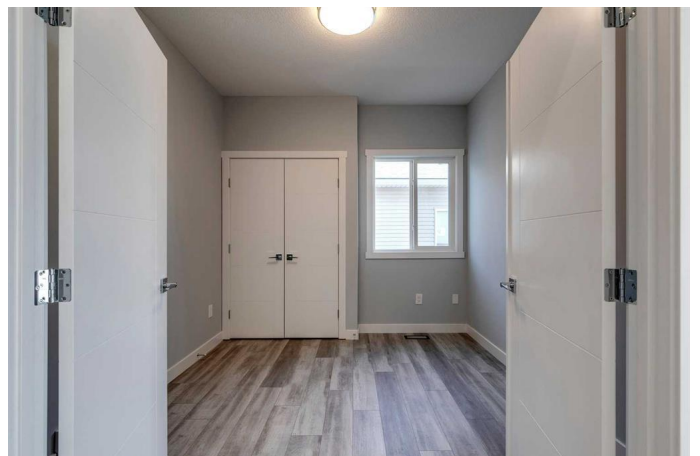
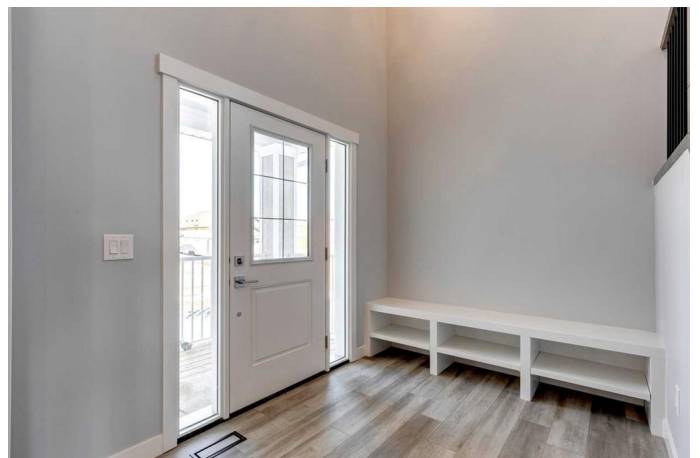
Residential on 0.22 Acres

Hanson Park, Langdon, Alberta

Welcome to another quality home by Ishaan Homes! This stunning two-story residence boasts over 2400 square feet of developed space, offering 4 bedrooms and 3 full baths for luxurious living. Step inside and experience the epitome of modern elegance with granite countertops, soaring high ceilings, durable vinyl plank flooring, exquisite wrought iron railings, and the impeccable craftsmanship that defines Ishaan Homes.

On the main floor, one of the bedrooms offers convenience, accompanied by a well-appointed 4-piece bath. The large kitchen is a chef's dream, featuring pristine white cabinetry, white granite countertops, and stainless steel appliances including a gas stove top, dual built-in ovens (microwave and traditional), and a water fridge (appliances being installed this week!). A spice kitchen pantry with an extra sink and stove adds functionality, perfect for preparing those special holiday meals like Easter dinner just around the corner.

The upper level unveils a bonus room with a cantilevered ceiling, providing added height and a sense of grandeur. The three additional bedrooms on this level include a jack-and-jill 5-piece bath serving the secondary bedrooms and a luxurious primary bedroom featuring a large walk-in shower, dual sinks with quartz countertops, and a relaxing soaker tub. Convenience is key with an upstairs laundry room complete with a sink and cabinet space. Located on a large .21 acre lot with specific



zoning to allow for a double detached garage to be built in the back! Side house access to the lower unfinished level. Immediate possession available!

Built in 2024

Essential Information

MLS® #	A2114227
Price	\$779,900
Sold Price	\$760,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,535
Acres	0.22
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	26 Hanson Drive
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X1

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Front Drive

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Stove(s)

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2024
Date Sold	June 15th, 2024
Days on Market	95
Zoning	DC-97
HOA Fees	0.00

Listing Details

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

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.