

\$595,000 - 105 Hanson Lane Ne, Langdon

MLS® #A2114378

\$595,000

4 Bedroom, 4.00 Bathroom, 1,766 sqft

Residential on 0.11 Acres

Hanson Park, Langdon, Alberta

What a wonderful place to call home! You™re going to fall in love with this gorgeous 2 storey half duplex with FULLY FINISHED WALK OUT BASEMENT in popular Hanson Park. Get that welcome home feeling the minute you walk through the front door into the SPACIOUS ENTRYWAY. And you™ll continue to be wowed as you carry through to the bright and open main living space where the natural light pours in and your eyes are drawn to the wide open prairie views behind you. No detail has been missed in the styling and design of this home from the MODERN AND ELEGANT KITCHEN with gleaming STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, white CEILING HEIGHT cabinetry with GLASS FRONTS, a generous COUNTER HEIGHT ISLAND with seating and stylish lighting. The kitchen is open to both the nice sized dining area as well as the family room where you™ll enjoy a cozy STONE FACED CORNER GAS FIREPLACE. You can conveniently access the upper deck from here allowing you to easily grill year round. The LUXURY VINYL PLANK FLOORING throughout is both gorgeous and durable. A 2 pc powder room is situated right next to the mudroom which has BUILT IN LOCKERS that are essential for keeping your busy family organized. Upstairs you™ll find 3 generous bedrooms including the primary with its own 5 pc ensuite with CORNER SOAKER TUB, DUAL VANITY, a SEPARATE SHOWER and a good sized WALK IN CLOSET. The other 2



bedrooms share the main bath. And a SPACIOUS LAUNDRY ROOM with a folding/storage counter is conveniently located upstairs. If all this doesn't convince you that this is your next home just wait until you see the FULLY FINISHED WALK OUT BASEMENT! It is simply flooded with natural light. A rustic WOODEN FEATURE WALL creates a cozy cabin-like feel in the huge recreation area. There is tons of room here to add a pool table, wet bar or maybe a home gym. The 4TH BEDROOM has it's own WALK IN CLOSET and is located next to the full bath making this the perfect & private space for your teenager or guests alike. A cozy COVERED EXPOSED AGGREGATE PATIO is right outside the door allowing you to create a nice secluded outdoor living space. There is plenty of room in the FULLY FENCED EAST FACING BACKYARD for kids and pets to play and the upper deck has VINYL DECKING, a NATURAL GAS LINE and a staircase providing easy access to the backyard. An ATTACHED DOUBLE GARAGE is the cherry on top of this incredible home. You're going to love living in Langdon with its friendly small town feel, terrific local businesses and easy access to the city. Come and check out this home today before it's gone!

Built in 2017

Essential Information

MLS® #	A2114378
Price	\$595,000
Sold Price	\$596,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,766

Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	105 Hanson Lane Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	April 2nd, 2024
Days on Market	18
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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