

\$600,000 - 55 Henderson Road Ne, Langdon

MLS® #A2119432

\$600,000

5 Bedroom, 3.00 Bathroom, 1,204 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

Nestled in a quiet family neighborhood awaits this wonderful 5-bedroom, 3-bathroom home with over 2,200 square feet of developed living space situated on a massive beautifully landscaped quarter acre lot!!

Step inside and be greeted by the immaculate hardwood flooring on the main level and the warmth of the natural light that pours in through the large windows, accentuating the vaulted ceilings in the living room, kitchen, and dining area. Enjoy the ambience of the corner gas fireplace in the spacious living room, and or indulge in culinary delights in the country kitchen featuring oak cabinets, stainless steel appliances, a convenient pantry & a large bright dining area. The main floor also features a generously sized primary bedroom retreat with its own full ensuite and his & her closets; as well as the 2nd and 3rd bedrooms and another full bathroom!

The fully developed lower level boasts modern laminate flooring and offers two more additional bedrooms, a den, a third full bathroom as well as spacious family room, complete with a coffered ceiling, setting the stage for unforgettable movie nights and cozy gatherings!

Start your mornings off on the front patio or back south facing deck, savoring a cup of coffee or delving into a good book. Experience the tranquility of the massive 1/4 acre fenced



and beautifully landscaped lot, complete with a stamped concrete-round patio, your very own putting green, a pond w/ a waterfall feature, garden area and a fire pit, perfect for your outdoor enjoyment, summer BBQ's and entertaining your family & friends!

Parking is a breeze with the oversized (24'X22) front attached garage, a long driveway with plenty of room for all your vehicles/toys as well as an additional parking area, ideal for storing your RV or Boat!

Langdon boasts a family friendly community atmosphere, with schools catering from kindergarten through high school, as well as an array of various activities including baseball, tennis, skating, dance, golf, 'Langdon Days' and so much more.

Conveniently located just 20 minutes from both Strathmore and Calgary, Langdon offers the best of both worldsâ€”proximity to urban amenities while maintaining its small-town charm. Take advantage of nearby schools, playgrounds, parks, waling & bike paths, and lots of shopping, all within walking distance.

Don't miss this opportunity to call Langdon home and experience the essence of peaceful living in a vibrant community. Schedule your viewing today and make your dream of country living a reality!

Built in 1999

Essential Information

MLS® #	A2119432
Price	\$600,000
Sold Price	\$601,000
Bedrooms	5
Bathrooms	3.00

Full Baths	3
Square Footage	1,204
Acres	0.25
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	55 Henderson Road Ne
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X0

Amenities

Parking Spaces	7
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 12th, 2024
Days on Market	9
Zoning	R-URB
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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