

\$600,000 - 34 Anderson Avenue Ne, Langdon

MLS® #A2121248

\$600,000

3 Bedroom, 3.00 Bathroom, 1,926 sqft
Residential on 0.25 Acres

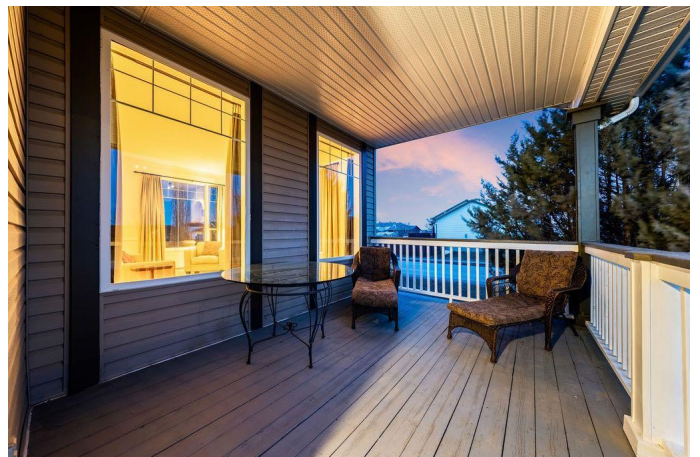
NONE, Langdon, Alberta

Discover your perfect home in Langdon, Alberta—a friendly and expanding community just a 15-minute drive from Calgary. This beautifully maintained 2-storey house is nestled on a spacious quarter-acre corner lot, right in the heart of Langdon.

As you step inside this 1,926 sq foot home, you'll immediately appreciate the smart layout, featuring three bedrooms and 2.5 baths, complete with a double attached garage. The soaring ceilings at the entrance make a grand impression, leading you through hardwood floors that stretch across the main level. The large living room is the ideal spot to unwind, enhanced by a cozy gas fireplace and southeast-facing windows that flood the space with light.

The kitchen is roomy and functional, with north-facing windows, and the dining area is perfectly sized for a family. Convenient main level amenities include a laundry room, half bath, and a mudroom. Upstairs, indulge in the comfort of newer carpets, a large primary bedroom with a massive walk-in closet and a 4-piece ensuite bath. The second and third bedrooms are well-sized, and an additional 4-piece bath completes this floor.

The basement offers endless possibilities for future development—think workshop, playroom, or extra storage. Outside, the expansive two-tiered deck and beautiful



pergola create an inviting outdoor living space. The yard is fully fenced and landscaped, with ample room for parking and potential for an additional garage, subject to approvals from Rocky View County. This home had a NEW ROOF IN 2021 AND NEW SIDING IN 2020!

With a brand-new high school opening this fall, Langdon is the ideal place to settle and thrive. Donâ€™t miss out on the opportunity to make this house your home. Call today to schedule your viewing!

Built in 1996

Essential Information

MLS® #	A2121248
Price	\$600,000
Sold Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,926
Acres	0.25
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	34 Anderson Avenue Ne
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X0

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Parking Pad, Paved, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Few Trees, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 19th, 2024
Days on Market	7
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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