

\$669,900 - 43 Barber Street, Langdon

MLS® #A2121318

\$669,900

3 Bedroom, 3.00 Bathroom, 2,132 sqft

Residential on 0.21 Acres

NONE, Langdon, Alberta

Welcome to your perfect family oasis, nestled just steps away from Langdon school and playgrounds! This home has received new paint throughout, as well as upgraded luxury vinyl plank flooring in both the dining area and kitchen!

Unwind in the cozy living room area, complete with a crackling fireplace, ideal for those chilly evenings. Adjacent to the great room is a versatile den/office area, adorned with elegant French doors, offering privacy and functionality.

The heart of this home is its bright and welcoming kitchen, beckoning the chef within with its ample counter space, stainless steel appliances, corner pantry, and central island. The adjacent dining area eagerly awaits large gatherings, ensuring there's always room for everyone.

Convenience meets practicality on the main floor, with a laundry room and 2-piece bathroom, completing this level.

Upstairs, discover a versatile bonus room area, perfect for movie nights or quiet reading sessions. A stylish split staircase leads you to the bedrooms, where the master retreat awaits, boasting a walk-in closet and a luxurious 4-piece ensuite featuring a soaker tub and oversized enclosed shower.



Two additional bedrooms, both generously sized, share a well-appointed 4-piece bathroom.

On the lower level, you will find the opportunity for customization to suit your needs and preferences for the perfect family room and an additional bedroom!

The family pets will love the fenced-in dog run, while the huge west-facing, fully landscaped, and fenced backyard sets the stage for endless summer fun.

Rounding out this home is a triple car garage, complemented by an enormous driveway providing ample parking space for vehicles and recreational toys alike.

Don't miss out on the opportunity to make this stunning property your forever home—schedule your showing today!

Built in 2005

Essential Information

MLS® #	A2121318
Price	\$669,900
Sold Price	\$655,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,132
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	43 Barber Street
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	6
Parking	Garage Door Opener, Insulat

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Ref
Window Coverings	
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished



Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 8th, 2024
Days on Market	8
Zoning	HR1
HOA Fees	0.00

Listing Details

Listing Office Unison Realty Group Ltd.

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