

# \$680,000 - 13 Wilson Road Ne, Langdon

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MLS® #A2122682

**\$680,000**

4 Bedroom, 4.00 Bathroom, 1,922 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

Are you looking for the charming, spacious, serene family home of your dreams? Look no further!! This beautiful 2 story home on a 1/4 acre lot is located in the friendly hamlet of Langdon. Enjoy all the perks of quintessential small town life while only being 15 minutes from the city. This home is walking distance from an elementary and middle school, in addition to a brand new high school coming this fall. It is also in close proximity to a park where you will find basketball, pickleball, and tennis courts amid walking paths and playgrounds your children will love. The location of this home is just the beginning of bliss for you and your family. Inside this gorgeous 2000 sqft home you will find: a light flooded entry way with grand ceilings, an open concept living room with a cozy gas fireplace, a beautiful kitchen equipped with an induction stove, double door fridge, endless cabinet space, main level laundry and mudroom, office space, a double car attached garage, a fully developed basement with plenty of space for a home gym & theatre set up, air conditioning, spacious master bedroom with an ensuite bathroom, jetted tub and freestanding shower, additional bedrooms and bathrooms, a massive backyard with a grand porch, sunken 4 seater hot tub with bluetooth and built in speakers, fire pit, two sheds, impeccable landscaping with cobblestone walkways and numerous garden beds, and all Poly B has been removed!! These features are merely the start of what awaits you inside of 13 Wilson



Road. Book a viewing today and see for yourself why this home is the perfect place to make your familyâ€™s sanctuary!!

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2122682    |
| Price          | \$680,000   |
| Sold Price     | \$690,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,922       |
| Acres          | 0.25        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 13 Wilson Road Ne |
| Subdivision | NONE              |
| City        | Langdon           |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0J 1X1           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

**Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                               |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                       |

|                 |                      |
|-----------------|----------------------|
| Cooling         | Central Air          |
| Fireplace       | Yes                  |
| # of Fireplaces | 1                    |
| Fireplaces      | Gas Log, Living Room |
| Has Basement    | Yes                  |
| Basement        | Finished, Full       |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit                                               |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding                    |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2024 |
| Date Sold      | April 22nd, 2024 |
| Days on Market | 4                |
| Zoning         | R1               |
| HOA Fees       | 0.00             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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