

\$799,999 - 70 Hanson Court Ne, Langdon

MLS® #A2124225

\$799,999

2 Bedroom, 3.00 Bathroom, 1,502 sqft

Residential on 0.26 Acres

Hanson Park, Langdon, Alberta

Step into the luxury of this exquisite executive bungalow located at 70 Hanson Court in the peaceful Langdon area. With over 2900 square feet of elegantly appointed living space, this home sits on a generous .26 acre lot in a quiet cul-de-sac. It features a total of 3 bedrooms and boasts a fully developed basement that provides an abundance of room, ideal for family gatherings, entertainment, or relaxation.

The welcoming large front balcony leads you into an interior bathed in natural light, enhanced by upgraded modern lighting. The chef's kitchen is the heart of the home, complete with stainless steel appliances, granite countertops, under mount lighting, and soft-close drawers, making it perfect for culinary enthusiasts.

Functionality meets style with a triple front car garage and a large double detached garage, tinted windows for added privacy and energy efficiency, and the home is 220 wired for a potential hot tub installation. Safety is prioritized with an 8-camera security system, and comfort is assured with hot water on demand and a luxurious 5-piece ensuite in the master bedroom, featuring soothing in-floor heating.

Outside, the property delights with mature pear and apple trees, adding a touch of nature's bounty to your doorstep. Large



wrap around deck in back complete with misting system and built in gas line for your BBQ and the summer entertaining in your future. This executive bungalow is more than a house—it's a sanctuary that combines opulence with the tranquility of suburban living.

Built in 2013

Essential Information

MLS® #	A2124225
Price	\$799,999
Sold Price	\$806,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,502
Acres	0.26
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	70 Hanson Court Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	10
Parking	Asphalt, Double Garage Attached, Drive Through, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Paved, Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Misting System, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Rectangular Lot, Treed
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	May 1st, 2024
Days on Market	13
Zoning	DC-97
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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