

# \$799,999 - 39 Hanson Drive Ne, Langdon

MLS® #A2124923

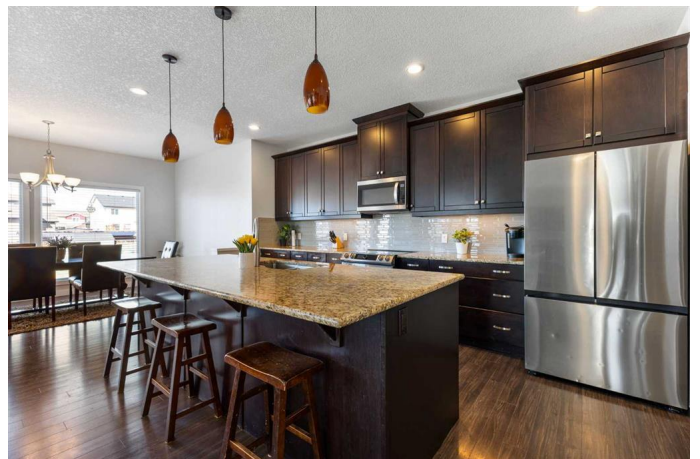
**\$799,999**

6 Bedroom, 4.00 Bathroom, 3,147 sqft

Residential on 0.26 Acres

Hanson Park, Langdon, Alberta

Welcome to 39 Hanson Drive Langdon, AB - Conveniently located just 15 minutes East of Chestermere. The small town of Langdon is the perfect place to call HOME! 30 minutes to Calgary's downtown CORE! ALL MAJOR amenities close by, including: Schools (BRAND NEW H.S. OPENING 2024), childcare, healthcare, recreation, banks, restaurants & more. This WELL-KEPT 6 bedroom, 3.5 bath home is situated on MASSIVE 1/4 acre (11325 sqft.) CORNER LOT! \* with OVER (4500 sqft.) of TOTAL LIVING SPACE! \* The beautifully landscaped yard features a stunning concrete patio, COVERED deck & TONS of room for FUTURE DEVELOPMENTS!! As you walk through the front door you are welcomed by a large tiled entryway & closet. The main floor OFFICE features two doors - one of which opens up to the stunning double-sided gas fire place! The massive open-concept kitchen, dining and living areas are enclosed by large, bright windows flooding the space with natural sunlight. The kitchen features a HUGE island with granite countertops, stainless steel appliances, a walk-in pantry & beautiful hardwood floors + cabinetry! The perfect space for entertaining! A 2 piece bathroom & mudroom with garage access complete the main level. Upstairs you will find a spacious 4 piece bathroom, walk-in laundry room & 4 LARGE bedrooms! + french doors leading you to your gorgeous primary retreat! This massive 5th!! 2nd level bedroom offers



everything and more! - 2 entrances lead you to your MASSIVE 5 piece primary ensuite, including 2 walk-in closets! The fully developed (1360 sqft.) basement features large windows, a generous sized 6th bedroom, a small office space, HUGE bonus room & a 4 piece bathroom + TONS of storage! \*\*

EVERYTHING ABOUT THIS HOUSE WAS BUILT OVERSIZE! - from hallways, to ceilings & doors! \*\* FRESH PAINT THROUGHOUT! - THIS PROPERTY MUST BE SEEN TO APPRECIATE \*\*?

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2124923    |
| Price          | \$799,999   |
| Sold Price     | \$790,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,147       |
| Acres          | 0.26        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 39 Hanson Drive Ne |
| Subdivision | Hanson Park        |
| City        | Langdon            |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T0J 1X1            |

### Amenities

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces    | 6                                                                                                                           |
| Parking           | Additional Parking, Double Garage Attached, Driveway, Front Drive                                                           |
| <b>Interior</b>   |                                                                                                                             |
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | Central Air                                                                                                                 |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Gas                                                                                                                         |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Finished, Full                                                                                                              |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Yard, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2024 |
| Date Sold      | June 5th, 2024   |
| Days on Market | 44               |
| Zoning         | R-1              |
| HOA Fees       | 0.00             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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