

\$769,900 - 79 Hanson Drive Ne, Langdon

MLS® #A2126492

\$769,900

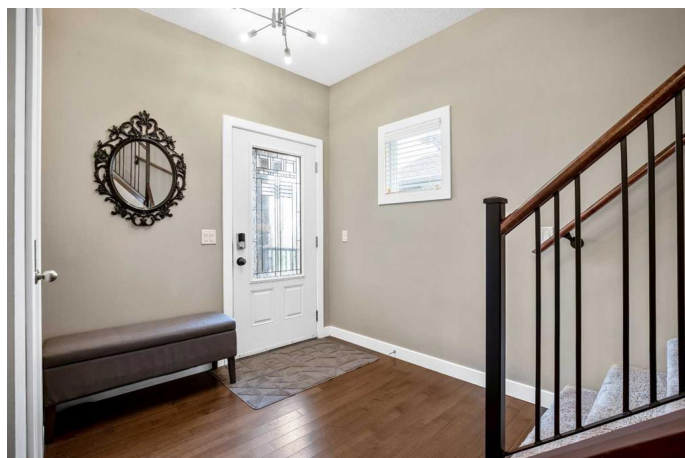
3 Bedroom, 3.00 Bathroom, 1,874 sqft

Residential on 0.23 Acres

Hanson Park, Langdon, Alberta

TRIPLE ATTACHED GARAGE * DOUBLE
DETACHED SHOP * RV TRAILER PARKING
* A/C * WEST FACING BACKYARD

Welcome to the charming hamlet of Langdon, where you can enjoy small town living with modern conveniences! This stunning updated family home, with a bright, open floor plan features a chef's kitchen with white cabinetry, granite counter tops, S/S appliances, large island, functional pantry all overlooking a spacious dining area. The family room features a cozy gas fireplace, built-in cabinets and space. Ideal for relaxing or entertaining. No problem staying productive and organized with a main floor den & large mudroom with built-ins is ideal for a family. Upper level boasts 3 well-appointed bedrooms each designed for function and comfort providing ample space for a growing family. The master suite is a luxurious and spacious retreat featuring a walk-in closet, and a 5 pcs ensuite bathroom. The two and a half bathrooms feature modern fixtures and stylish design. A bonus room adds versatility to the home, providing the perfect space for an the big screen TV or a playroom for the kids. The sunny West facing back yard offers multiple outdoor living areas with a large tired deck perfect for summer time BBQ's, cozy fire pit area & mature landscaping. This property has many upgrades including 9' ceilings on the main level, hard wood floors, contemporary light fixtures, over sized windows that flood the home with natural



sunlight and don't forget the triple attached garage & double detached shop that provides enough room for your projects and cover for your toys. Pride of ownership is evident through out. Shows 10/10!Â Call and book your private viewing today!

Built in 2012

Essential Information

MLS® #	A2126492
Price	\$769,900
Sold Price	\$755,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,874
Acres	0.23
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	79 Hanson Drive Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	t0J 1x1

Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Double Garage Detached, Driveway, Heated Garage, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 25th, 2024
Days on Market	22
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.