

\$380,000 - 52 Arbours Circle Nw, Langdon

MLS® #A2128507

\$380,000

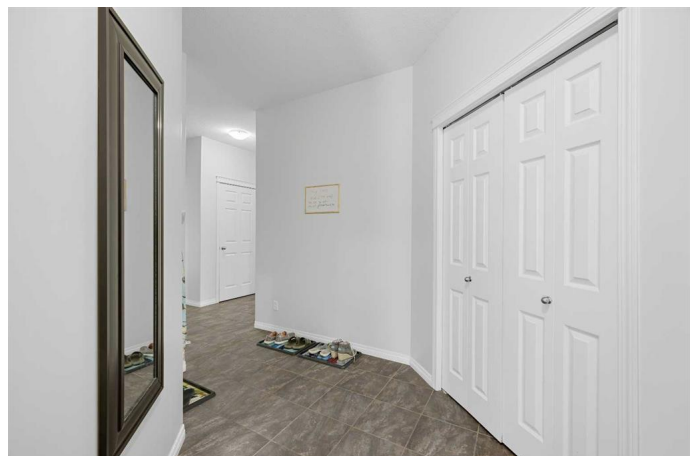
3 Bedroom, 3.00 Bathroom, 1,504 sqft

Residential on 0.06 Acres

NONE, Langdon, Alberta

Welcome Home to the Arbours of Langdon, where Small-Town Charm meets Modern Comfort. Escape the Hustle and Bustle of City Life and Embrace the Peace and Tranquility of Small-Town Living without Sacrificing Convenience or Modern Amenities.

This Beautiful 3 Bedroom, 2 ½ Bath Townhouse features over 1500 sq ft of Developed Living Space, complete with a Full Basement, Double Attached Garage, Double Parking Pad along with Visitor Parking. As you enter you are greeted with a Spacious Foyer that welcomes you into this Open-Concept design layout that invites you to unwind and entertain with ease. The Main Floor Boasts 9-foot Ceilings providing an Open Flow with Tons of Natural Light. The Living Room features Built-in Shelving for Storage and Display space complete with a Fireplace. Large wrap-around Kitchen with Maple Cabinets equipped with a Raised Eating Bar and Pantry for all your Storage needs. The Spacious Master Bedroom has a 4-piece Ensuite Bathroom and a Large Walk-in Closet for Ample Storage and its own Window. Upstairs, you'll also find Two more Generous-Sized Bedrooms, perfect for family members or guests, and another Full Bathroom for added convenience. You'll love the convenience of BBQing on the Ground-Level Patio just off the Dining Room and the open grassy area behind provides plenty of space for the kids to run and play. Park with ease in the Double Attached



Garage, providing Ample Space for your Vehicles and Storage needs. Experience the Warmth of a Close-Knit Community where neighbors become friends, and every corner feels like Home. Close to SCHOOLS, PLAYGROUNDS, GOLF, RESTAURANTS & SHOPPING !! As well as Super Easy Access to Commute via Glenmore Trail, Trans Canada Highway & Highway 22X. This BEAUTIFUL Townhome checks the Boxes. Don't miss out on this incredible opportunity to make this Beautiful Place your New Home!!

Built in 2009

Essential Information

MLS® #	A2128507
Price	\$380,000
Sold Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,504
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	52 Arbours Circle Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X2

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, 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	None
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 7th, 2024
Days on Market	7
Zoning	DC75
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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