

\$650,000 - 30 Welshimer Crescent Ne, Langdon

MLS® #A2128587

\$650,000

5 Bedroom, 4.00 Bathroom, 1,806 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

Don't miss out on this well maintained and beautifully updated home located in the established and sought after East side of Langdon where you'll enjoy a large pie shaped lot on a quiet street backing onto a walking path and bike trail. A covered front porch that runs the full width of the house makes a welcoming first impression and gives you the space to create your own cozy outdoor oasis. Just inside the bright and sunny front entryway is a private home office allowing you to work or study from home in relative seclusion. The open concept main living area has a modern farmhouse vibe that feels fresh and clean but is still cozy and inviting. The kitchen has been updated in popular 2 toned cabinetry complimented by gleaming stainless steel appliances and a unique and fun live edge breakfast bar. A spacious dining area situated between the kitchen and living area will accommodate a large dining room set if you love to entertain and has tons of light flooding in from the bay windows facing the back yard. This room flows seamlessly into the living area where you'll find a electric fireplace insert surrounded by stone and topped with a good sized wood mantle. It's the perfect place to hang your family's Christmas stockings! This floor is finished off by a 2 pc powder room as well as a very spacious laundry room. Upstairs you'll find 3 bedrooms including a nice sized primary with updated 4 pc ensuite with stand alone soaker tub and separate glass shower as well as a



walk in closet. The basement is fully finished and offers 2 more bedrooms for a total of 5 as well as a good sized rec room, a full bath and ample storage. This area greatly expands the living space of your home and offers a perfect retreat for teenagers, extended family members or guests. One thing youâ€™ll notice that this home does not have is carpet - the entire home is finished with wide plank laminate flooring which is not only attractive but is also durable, easy to clean and allergen friendly. Youâ€™ll also enjoy the benefit of west facing new windows and front door. The East facing backyard is fully equipped for all of your entertaining and gardening needs. Step out onto your nice sized deck with composite decking conveniently located just off the dining room and enjoy your spacious backyard with raised garden beds, greenhouse, quonset, RV parking and a sheltered fire pit area. The heated double garage is currently set up as a workshop but will be converted back to a garage upon sale. If you are wanting more room you have the opportunity to add a secondary garage (based on County approval.) This terrific home is located on a quiet street close to Sarah Thompson School, The Langdon Fieldhouse, skatepark as well as multiple parks and playgrounds. Langdon has a wealth of amazing local businesses and amenities including Horseshoe Crossing High School scheduled to open September 2024. Come for a tour and fall in love with more than just this home. Fall in love with your new community.

Built in 1998

Essential Information

MLS® #	A2128587
Price	\$650,000
Sold Price	\$650,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,806
Acres	0.25
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	30 Welshimer Crescent Ne
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Heated Garage, RV Access/Parking

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
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Lot Description	Back Yard, Front Yard, Garden, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 18th, 2024
Date Sold	May 30th, 2024
Days on Market	12
Zoning	R-URB
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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