

\$789,900 - 22 Hanson Hollow, Langdon

MLS® #A2133757

\$789,900

5 Bedroom, 4.00 Bathroom, 2,049 sqft

Residential on 0.24 Acres

Hanson Park, Langdon, Alberta

RV PARKING/ 1/4 ACRE LOT/ NEWLY DEVELOPED BASEMENT/ 5 BEDROOM/4 BATHROOM/POOL/ You must visit to truly appreciate this exquisite Home! Langdon is a community away from the hustle and bustle of the city only 15 min East of Calgary. This beautiful home boasts pride of ownership the minute you enter the foyer. Meticulously maintained yard and home with a private, fenced 1/4 acre backyard oasis is the perfect spot for relaxation and enjoyment, move in this summer and enjoy your new pool installed in 2023. With a bright, open concept home with large windows and 9 foot ceilings boasting 5 bedrooms and 4 baths,a gorgeous stacked stone fireplace with built in entertainment center is a vocal point of the main floor, with over 2700 sq ft of developed living space there's plenty of room for both family and guests. From the spacious layout and abundance of bedrooms and baths to the beautifully landscaped backyard with decks, pergola, and pool, every aspect of your home has been thoughtfully designed for comfort, convenience, and enjoyment. The upper level offers 3 bedrooms with a unique split staircase to the bedroom overlooking the frontyard. HARDWOOD cabinetry in the kitchen with underlighting and a large island with stainless steel appliances, back room pantry and mudroom leading to the garage. The backyard truly is one of a kind with mature trees for privacy, a 2 level deck, pergola and large fire pit area and new POOL! This home has a list



of many additions and upgrades! IRRIGATION for LAWN, GARDEN BOXES, FLOWER POTS, HEATED OVERSIZED GARAGE FRESHLY PAINTED, HEATED TILE FLOORS & ENSUITE FLOORS, SPEAKER SOUND SYSTEM IN ENTIRE HOME,NEW TANKLESS WATER HEATER IN 2024,CENTRAL AIR, DEVELOPED BASEMENT IN 2023 -2 additional BEDROOMS a 3 pc bathroom, GYM with INTERLOCKING GYM FLOOR,HUNTER DOUGLAS BLINDS, RV PARKING!!! Dont miss out on this MOVE IN READY home in a quiet cul de sac in the sought after neighborhood of Hanson Park. Schools nearby and New High School ready for Fall 2024. Dont miss out on this home!

Built in 2011

Essential Information

MLS® #	A2133757
Price	\$789,900
Sold Price	\$780,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,049
Acres	0.24
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Hanson Hollow
Subdivision	Hanson Park
City	Langdon
County	Rocky View County

Province	Alberta
Postal Code	T0J1X1

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Heated Garage

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Garden, Underground Sprinklers, Yard Lights, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	June 22nd, 2024
Days on Market	31
Zoning	DC97
HOA Fees	0.00

Listing Details

Listing Office	One Percent Realty
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