

\$849,900 - 57 Anderson Avenue, Langdon

MLS® #A2136179

\$849,900

5 Bedroom, 4.00 Bathroom, 2,308 sqft

Residential on 0.31 Acres

NONE, Langdon, Alberta

IMMACULATE 5 bedroom Family home situated on a 1/3 acre lot, beautifully landscaped with an oversized garage AND an oversized SHOP with 14'™ walls - perfect for a hoist. Upon entering you are greeted with a LARGE front entry, with flanking his and her offices! The spacious living room has a GAS FIREPLACE with BUILT INS. The LARGE kitchen boasts solid wood cabinets, a large island, pantry and NEW STAINLESS STEEL APPLIANCES complete with a gas stove! The dining area has an abundance of natural light flowing from the kitchen - perfect for entertaining. LARGE mud room that flows into the HUGE laundry area, complete with a ton of cabinets! The main floor is complete with a 2pc bath. The open railing carries you upstairs where you are greeted with 2 spacious bedroom, a large linen closet and a 4pc bath. The master bedroom boasts an abundance of natural light carrying you into the SPA LIKE ENSUITE complete with a soaker tub, stand alone shower and a walk in closet with built ins! The lower level is FULLY FINISHED SUNSHINE basement with 9'™ ceiling, a LARGE rec room, 2 spacious bedrooms, a 4pc bath and with IN FLOOR HEAT! The MASSIVE storage room completes the lower level. Outside you are greeted with a LARGE SOUTH facing lot, with underground sprinklers! The OVERSIZED SHOP has 14'™ walls, a sub panel, 220V and gas line ran for a heater. The main OVERSIZED garage has 11'™ walls, complete has



radiant heat! This home has a new roof, new hot water tank, new windows, new doors, new salt water conditioner, new appliances and a new reverse osmosis! Close to parks, pathways, walking distance to K-12 schools and shopping. Short commute to Strathmore, Chestermere and Calgary. MAKE THIS YOUR FAMILY HOME TODAY!

Built in 1998

Essential Information

MLS® #	A2136179
Price	\$849,900
Sold Price	\$845,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,308
Acres	0.31
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	57 Anderson Avenue
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X1

Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Front Drive, Heated Garage, Oversized, RV Access/Parking

Interior

Interior Features	Bookcases, Central Vacuum, High Ceilings, Kitchen Island, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Landscaped, Many Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	June 23rd, 2024
Days on Market	18
Zoning	HR-1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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