

\$779,900 - 323 Railway Point Se, Langdon

MLS® #A2138825

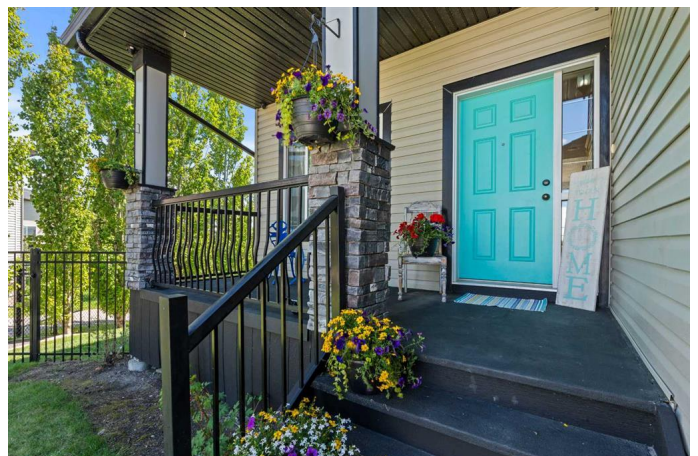
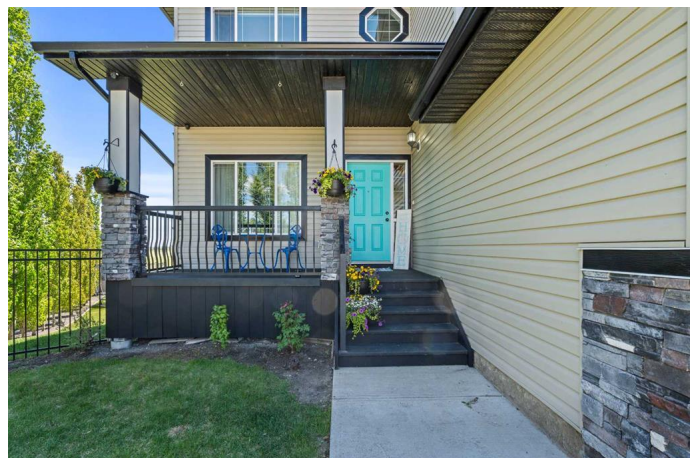
\$779,900

3 Bedroom, 3.00 Bathroom, 2,567 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

Need more space for your growing family?? This is the perfect family home with plenty of space for everyone inside and out. This immaculate 2 storey walk out is situated on a sprawling 1/4 acre pie lot in a quiet cul-de-sac on Langdon's popular East side. The bright blue front door and cozy covered front porch really set the tone for this home that just has that welcome home feel. The front entryway takes you past a designated home office space with French doors allowing privacy to work or study from home. The open concept main living area is sunny and spacious. Enjoy the convenience of a gas fireplace set into an attractive stone and wood mantle providing you with both warmth and ambience. The living area is open to the kitchen where you'll find rich dark wood cabinetry, granite counters, gleaming stainless steel appliances and a corner pantry. An open dining area between the two rooms creates a seamless flow suitable for entertaining as well as everyday family life. A 2 pc powder room and laundry / mudroom round out this main level. Upstairs you'll find a huge bonus room with tons of natural light and a wall of built-ins for storage. There are also 3 good sized bedrooms including the primary retreat that will easily accommodate king sized furniture. It is complete with a 5 pc ensuite with jetted tub, separate shower and a custom wood and concrete dual vanity as well as a walk in closet. The other 2 bedrooms are also a good size and each one comes with its own



walk in closet. They share the main bath which also has a concrete vanity. Still crave more space? The unspoiled walk out basement is ready for you to add your finishing touches. If youâ€™re a family that likes spending time outdoors you are going to love this South / South East facing backyard. A huge deck with a gazebo and gas line for your BBQ or fire table is located just off the dining room allowing for easy access when grilling or outdoor dining. Down below there is a covered ground floor deck and sand box leaving you with tons of grassy area for kids and pets to play. Plus you can grow your own veggies in the garden that is next to the storage shed. Sit back and enjoy the peace and quiet of life in Langdon and let the summer memory making begin. Langdon has a strong sense of community, fantastic local businesses, great schools and more. Youâ€™re going to love living here!

Built in 2008

Essential Information

MLS® #	A2138825
Price	\$779,900
Sold Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,567
Acres	0.25
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	323 Railway Point Se
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Gazebo, Lawn, Garden, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	July 13th, 2024
Days on Market	36
Zoning	R-URB
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Key

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