

\$819,900 - 30 Hanson Hollow Ne, Langdon

MLS® #A2144987

\$819,900

5 Bedroom, 4.00 Bathroom, 2,248 sqft
Residential on 0.21 Acres

Hanson Park, Langdon, Alberta

Welcome to 30 Hanson Hollow, a charming home nestled in a quiet, family-friendly cul-de-sac backing onto a green-space. This stunning, fully finished 2-storey home is on the market for the first time and is perfect for those families with extra toys, featuring a concrete RV parking pad and a 29-foot deep garage.

As you pull up to the front door, you'll immediately notice the meticulous landscaping and the inviting covered front porch. Step inside to a spacious open-concept living area with 9-foot ceilings on the main level. The dream kitchen awaits, complete with double wall ovens, MIELE STAINLESS STEEL APPLIANCES, pantry and its expanded cabinets that reach up to the ceiling. Across from the kitchen, you'll find a formal dining/ flex room and a huge living room warmed by a cozy gas fireplace.

Upstairs, a large southwest-facing bonus room provides an abundance of natural light. The luxurious primary suite boasts a spacious bedroom, a 5-piece ensuite, and a walk-in closet. Two additional bedrooms and a full bathroom complete the upper level, offering plenty of space for the whole family.

The fully finished basement adds even more living space, featuring two more bedrooms, a 4-piece bath, and a large recreation area perfect for entertaining or relaxing with the family and friends.



Outside, the backyard is a true oasis. The fully landscaped and fenced yard includes a large deck and patio area, ideal for summer gatherings, as well as a fenced dog run for your furry friends.

Additional highlights of this home include a fireplace, CENTRAL AIR CONDITIONING, and a double attached garage that is insulated and oversized, with RV access and parking for up to 8 vehicles on the property..

Living in Langdon offers the charm of a small town with easy access to Calgary, just 15 minutes away. Enjoy nearby amenities such as a clubhouse, golf course, park, playground, schools, shopping, sidewalks, street lights, tennis/ pickle ball courts, baseball diamonds and walking/bike paths.

Experience the perfect blend of small-town living with the convenience of the big city. Donâ€™t miss out on this fantastic opportunity!

Built in 2012

Essential Information

MLS® #	A2144987
Price	\$819,900
Sold Price	\$815,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,248
Acres	0.21
Year Built	2012
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	30 Hanson Hollow Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	8
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated, Oversized, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Lawn, Garden, No Neighbours Behind, Landscaped, Level, Street Lighting, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Aluminum Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2024
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Date Sold	July 19th, 2024
Days on Market	16
Zoning	DC97
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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