

\$700,000 - 3 Henderson Close Ne, Langdon

MLS® #A2148104

\$700,000

3 Bedroom, 3.00 Bathroom, 1,549 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

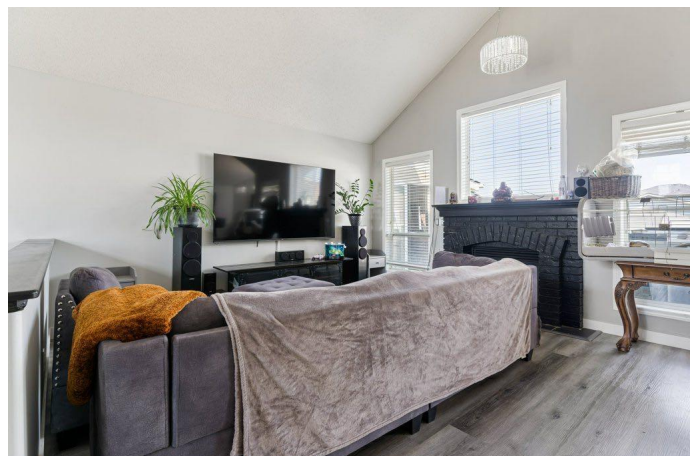
Welcome to this 1550 square foot bungalow, perfectly positioned on a quarter-acre lot that combines space and functionality. This residence seamlessly blends modern comforts with timeless features, creating an inviting home that caters to every need.

Upon entering, youâ€™re greeted by an open and airy layout with vinyl plank floors and vaulted ceilings. The ample windows on the back of the house bring in loads of natural light and the new light fixtures matching throughout the house add to the relaxed flow.

The heart of the home is the elegant kitchen, featuring quartz countertops that offer both beauty and durability. This space is designed for both culinary creativity and ease of use, with newer stainless steel appliances and a layout providing ample room for meal preparation and entertaining. Open to the dining and living areas this space perfect for family gatherings or relaxing evenings.

Convenience is paramount in this residence, with everything you need for comfortable living located on the main floor. All bedrooms, bathrooms and laundry located on the main floor.

Alexa smart-home technology enables convenient voice-activated control of various home functions. This forward-thinking feature enhances the overall living experience, adding



both convenience and a touch of luxury.

The primary suite is a private retreat boasting a 5-piece marble ensuite that provides a serene space to unwind. And steps from here is the hot tub room with space to enjoy the relaxation those hot bubbles provide any time of the year.

Step outside to the backyard and you'll find a huge yard enclosed with durable PVC fencing, a large deck and cement patio for entertaining and family fun.

In addition to its many features, the home is equipped with a 75-gallon hot water heater, installed in 2023, ensuring ample hot water supply for all your needs. Central air conditioning means comfort indoors all year round and no Poly-B plumbing in this house, it was all removed so nothing to worry about there.

The heated, attached double garage offers ample space and year-round comfort, ensuring your vehicles are protected regardless of the weather. Also in the back yard, the 26 x 23 foot heated shop stands out with its impressive 10-foot doors and 12-foot ceilings. This versatile space is outfitted with 220 amp service, making it ideal for various projects or as a workshop for the discerning hobbyist.

This bungalow offers a blend of classic charm and contemporary conveniences, making it a truly exceptional property. Its comprehensive array of features ensures that it is not only a beautiful place to live but also a functional and comfortable home.

Built in 1998

Essential Information

MLS® #	A2148104
Price	\$700,000
Sold Price	\$670,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,549
Acres	0.25
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3 Henderson Close Ne
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Attached, Double Garage Detached, Parking Pad, RV Access/Parking

Interior

Interior Features	Double Vanity, Open Floorplan, Quartz Counters, Smart Home, Soaking Tub, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed July 12th, 2024
Date Sold October 10th, 2024
Days on Market 90
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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