

\$649,900 - 313 Besse Court Nw, Langdon

MLS® #A2150208

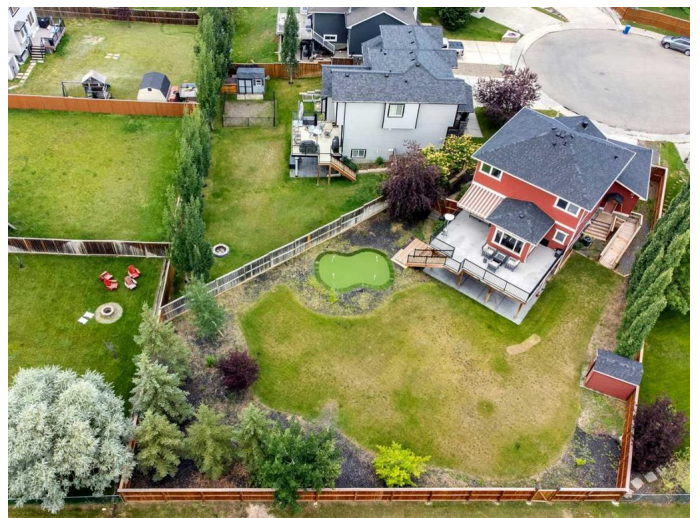
\$649,900

4 Bedroom, 4.00 Bathroom, 1,792 sqft

Residential on 0.28 Acres

NONE, Langdon, Alberta

Open House cancelled! Nestled in a Quiet Cul De Sac in the heart of Langdon, this Stunning Fully Finished Walk-Out won't disappoint. This property offers over 2600 SQFT of Exceptional Living Space, a Massive .28 ACRE PIE LOT, 4 Spacious Bedrooms, 3.5 Bathrooms, a Oversized Double Attached Garage, AC, Gemstone lights around both levels and so much more. An Inviting Main Floor that features 9 ft Ceilings throughout, a Spacious Office, a Vast Dining Room and an Open Floor Plan that's made for entertaining. This Beautiful Kitchen offers Stainless Steel Appliances with Gas Range, Granite Countertops throughout, Huge Island, Pantry and Plenty of Cabinet Space. Enjoy your morning coffee in your Cozy Living Room sitting next to your gas Fireplace or host memorable BBQ'S with family and friends on this EXPANSIVE Wrap Around Deck. Did I mention it's a .28 Acre Lot in a Cul De Sac? Truly a family's dream. Powder Room and Laundry room to complete the main floor. The Primary Retreat showcases a generous walk-in closet as well as a spacious 4 piece ensuite. Two more expansive bedrooms and 4 piece bathroom to complete the upper floor. The Fully Finished Walk Out Basement offers a large family room, direct access to this Amazing Backyard, Bedroom and 4 piece bathroom. Recent updates include Furnace(2022), Hot Water on Demand System(2022), Roof(2023), Deck Extension(2021),Garage Door(2024),



Washer/Dryer(2022), Vinyl Plank Flooring in basement(2022), Irrigation System maintenance(2022). Conveniently located, only minutes away from parks, walking/bike pathways, schools, golf course, restaurants and shops. Only a 15 min drive to Calgary. Come see this incredible property for yourself!

Built in 2007

Essential Information

MLS® #	A2150208
Price	\$649,900
Sold Price	\$665,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,792
Acres	0.28
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	313 Besse Court Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Granite Counters, Open Floorplan, Pantry, Separate Entrance, Storage
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 23rd, 2024
Days on Market	5
Zoning	DC75
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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