

\$669,900 - 20 Anderson Avenue Ne, Langdon

MLS® #A2155760

\$669,900

3 Bedroom, 3.00 Bathroom, 1,119 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

Welcome to your dream home in the heart of Langdon! This inviting 3 bedroom, 3 bathroom bungalow offers a harmonious blend of comfort and privacy, set on a spacious quarter acre lot with a large, private backyard makes this home ideal for families, retirees, or anyone looking for a peaceful lifestyle! Step inside to an open concept living area that radiates warmth and natural light. Vaulted ceilings on the main floor along with freshly installed luxury vinyl plank floors, new white trim, baseboards and doors create an airy and open atmosphere. The kitchen is a warm and welcoming space that overlooks the generously sized backyard. Its convenient layout flows seamlessly into the dining area - perfect for family meals and entertaining. Imagine preparing meals while soaking in the beauty of your outdoor oasis! The primary bedroom is a true retreat, featuring a spacious walk-in closet and a private ensuite bathroom. It's a serene space where you can unwind and recharge. Head downstairs where the basement is a hub for entertainment and relaxation. Equipped with a stylish bar, it's perfect for hosting friends or enjoying quiet evenings at home. The additional bedroom in the basement provides flexibility for guests or a home office. Step outside to discover a large, private backyard, offering plenty of space for outdoor activities, summer barbecues, gardening, or simply relaxing in the fresh air. The expansive concrete pad outside offers ample space for a triple garage or RV



parking, making it ideal for enthusiasts and those in need of extra storage. Living in Langdon means embracing a small town atmosphere with all the essentials at your fingertips. Enjoy the convenience of having local shops, restaurants and services just a short walk or drive away! Families will appreciate the convenience of parks and schools within walking distance and the addition of the new High School that enhances the community appeal. Langdon's close proximity to Calgary makes it a convenient and desirable location allowing residents the ease of access to the city's amenities while embracing the peace and tranquility of small town living. This charming bungalow combines comfort, community, and convenience, making it the perfect place to call home. Don't miss the opportunity to experience all that this exceptional property and its surrounding area have to offer!

Built in 1997

Essential Information

MLS® #	A2155760
Price	\$669,900
Sold Price	\$646,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,119
Acres	0.25
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	20 Anderson Avenue Ne
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Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Parking Pad, RV Access/Parking

Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	September 7th, 2024
Days on Market	30
Zoning	HR-1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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