

\$599,900 - 144 Bishop Crescent Nw, Langdon

MLS® #A2164425

\$599,900

4 Bedroom, 4.00 Bathroom, 1,711 sqft

Residential on 0.17 Acres

NONE, Langdon, Alberta

Prepare to be blown away by this exceptional character home in the charming hamlet of Langdon, just a short drive from the vibrant city of Calgary! Welcome to the very family orientated community where construction of a new school in Langdon that will be able to accommodate up to 900 students in grades 7 - 12, with room to expand to 1,004 students in the future. This home is far from your typical new build - it exudes charm and personality from every corner and is sure to leave you speechless. From the moment you lay eyes on the property, you'll be blown away by the expansive lot and the impressive extra-long driveway that can easily accommodate even the largest RVs on the market. And that's just the beginning of the magic! Step through the front door and into the open living area, where the 9-foot ceilings create a sense of openness and grandeur that is simply unmatched. The kitchen is a chef's paradise, featuring stunning granite countertops and a brand new double stainless steel fridge that is sure to impress even the most discerning cook. But the real showstopper is the backyard - step out onto the tiered deck and behold the meticulously landscaped oasis that awaits you. This outdoor paradise is perfect for entertaining, relaxing, and enjoying the beauty of nature right in your own backyard. Upstairs, you'll find three spacious bedrooms, a convenient laundry room, a bonus room, and two full-sized bathrooms. The primary bedroom is a true sanctuary, with large windows that offer



brehtaking views of both the front and back yard, as well as a luxurious 4-piece ensuite that will make you feel like you're living in a luxury resort. But the surprises don't stop there - head down to the fully finished basement and discover a 3-piece bath and an oversized bedroom that is ideal for guests or a growing family. And with extras like the built-in irrigation system and year-round Christmas lights, this home has all the bells and whistles you could possibly want. Don't miss out on the opportunity to make this extraordinary home yours - Langdon is a rapidly growing community with so much to offer, and this is your chance to be a part of it all. Come see for yourself why this home is truly one-of-a-kind and start living the life you've always dreamed of.

Built in 2007

Essential Information

MLS® #	A2164425
Price	\$599,900
Sold Price	\$567,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,711
Acres	0.17
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	144 Bishop Crescent Nw
---------	------------------------

Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	8
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Microwave, Oven, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Lawn, Many Trees, Underground Sprinklers, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2024
Date Sold	October 18th, 2024
Days on Market	39
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Arteam Realty
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.