

\$435,000 - 29 Arbours Circle Nw, Langdon

MLS® #A2168344

\$435,000

3 Bedroom, 3.00 Bathroom, 1,393 sqft

Residential on 0.07 Acres

NONE, Langdon, Alberta

Spectacular Value in Arbours Circle of Langdon where affordable Small-Town Charm meets Modern Comfort. Langdon is a growing thriving community 15 minutes east of Calgary on Glenmore Trail. Langdon has a new High School. This Beautiful END UNIT, 3 Bedroom, 2 ½ Bath Townhouse features a full Basement, Oversized Double Attached Garage, Double Parking Pad along with Visitor Parking. Pull in to the driveway of your Two Car fully insulated garage, room for 2 cars in driveway as well, parking and additional storage space for your vehicles and belongings. Enter the spacious front entryway you move towards a beautiful open concept living area that reveals a large generous dining/living and kitchen space for easy interaction of family and guests. The area is well lit with lots of natural light streaming in on to the bright white walls. The main floor also features a convenient main floor Half Bath. A Cozy full basement with roughed-in plumbing, insulated studded exterior walls is ready for your design and nice basement layout for future development. Or it becomes the home gym and workout zone. Upstairs are three spacious bedrooms, including a Primary retreat with spacious walk in closet and ensuite. An additional 4-piece bathroom serves the 2 remaining bedrooms, while an UPSTAIRS LAUNDRY area adds convenience to your daily routine. Pet friendly complex and ample green space for pets and large common space beside property. Don't miss out on the



opportunity to make this your new homeâ€”schedule a viewing today! View the Virtual 3D tour.

Built in 2008

Essential Information

MLS® #	A2168344
Price	\$435,000
Sold Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,393
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	29 Arbours Circle Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Amenities	Visitor Parking, Snow Removal
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

	Refrigerator, Window Covering
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile, Living Room
# of Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, S
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2024
Date Sold	October 28th, 2024
Days on Market	28
Zoning	RM-4
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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