

\$689,900 - 31 Hanson Way Ne, Langdon

MLS® #A2169520

\$689,900

2 Bedroom, 3.00 Bathroom, 1,444 sqft

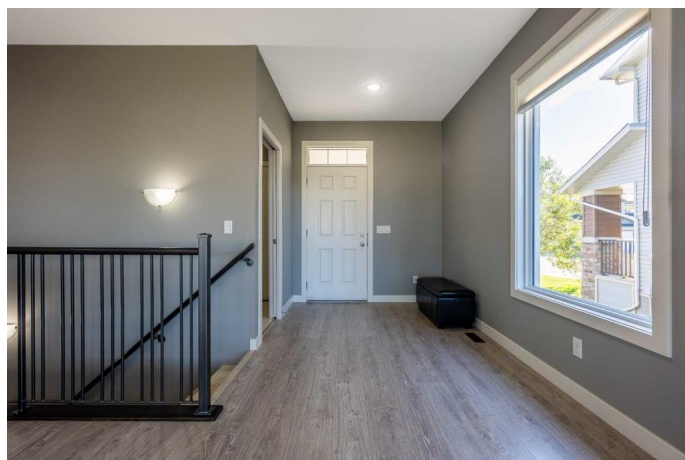
Residential on 0.26 Acres

Hanson Park, Langdon, Alberta

*** OPEN HOUSE SAT/SUN OCT 5 & 6 12:00

- 2:00 *** Original owners present & welcome you to 31 Hanson Way, where luxury meets tranquility in the charming town of Langdon.

This exquisite 2 bedroom plus den, 3 bath bungalow spans nearly 2,500sqft, offering an exceptional blend of style, comfort, & functionality. Nestled on a sprawling 0.26-acre lot, this home boasts a coveted west-facing backyard with direct access to the pathway system, providing an idyllic setting for outdoor living. As you step inside, you're welcomed into a beautifully designed open-concept living space, featuring a chef's dream kitchen that will leave a lasting impression. The heart of the home is anchored with the oversized kitchen island, perfect for hosting & gathering with family & friends. Elegant quartz countertops & upgraded cabinetry create a modern yet timeless aesthetic, while premium stainless steel appliances make cooking a delight. Parallel to the kitchen is the spacious dining area accommodating ample room for formal dinner parties or family gatherings. The striking 3-sided fireplace provides distinction between the dining & living room areas providing warmth & ambiance for all. The cozy living room features large windows that flood the space with natural light, offering views of the backyard & pathway. The door from the living room provides direct access to the deck where you can enjoy stunning sunsets & peaceful evenings. The massive backyard offers



endless possibilities for outdoor living, whether you envision a garden, play area, or custom landscaping to make it your own personal oasis. The primary suite is a true sanctuary, complete with spacious walk-in closet & spa-like 4 pc ensuite. Indulge in the luxury of heated floors, dual vanities, & separate shower offering a touch of elegance. Every detail has been thoughtfully designed to create a retreat-like experience. This home offers a versatile office/den, ideal for remote work or as a guest bedroom, located near a full 4 pc bathroom with contemporary finishes, ensuring convenience & comfort for guests. Downstairs, the fully finished basement expands your living options with a large bedroom & another stylish 4-pc bathroom. The basement is a multifunctional haven, offering separate living & recreation areas that can serve as a home gym, theatre room, or even a game room. Whether hosting family gatherings or enjoying a quiet evening in, this space is as flexible as it is functional. Car enthusiasts will love the heated 4-car garage, which includes an incredible tandem bay that can accommodate two additional vehicles. This space is ideal for storing recreational vehicles, tools, or working on projects year-round. The wide gravel driveway also provides ample parking space, including a designated spot for RVs—perfect for adventure seekers. This remarkable property is a rare find in Langdon, offering the perfect balance of luxury, practicality, & natural beauty. Don't miss your chance to call this extraordinary home yours!

Built in 2013

Essential Information

MLS® #	A2169520
Price	\$689,900
Sold Price	\$689,900

Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,444
Acres	0.26
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	31 Hanson Way Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	7
Parking	Additional Parking, Heated Garage, Oversized, Parking Pad, RV Access/Parking, Tandem, Concrete Driveway, Quad or More Attached, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, Rectangular Lot, Greenbelt
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2024
Date Sold	October 18th, 2024
Days on Market	17
Zoning	.
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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