

\$589,900 - 317 Besse Court Nw, Langdon

MLS® #A2171602

\$589,900

3 Bedroom, 4.00 Bathroom, 1,673 sqft

Residential on 0.16 Acres

NONE, Langdon, Alberta

Nestled in a Quiet Cul De Sac in the heart of Langdon, this Stunning Fully Finished Walkout won't disappoint. This Incredible property offers over 2300 sqft of Exceptional Living Space, 3 Bedrooms, 2/2 Bathrooms, a Heated Double Attached Garage, AC and so much more. An Inviting main floor that offers 9ft Ceilings throughout, Vinyl Plank Flooring, a Vast Dining area and a bright floor plan that's made for entertaining. The Kitchen showcases Stainless Steel Appliances, Gas Range, Pantry and Plenty of Cabinet Space. Enjoy your morning coffee in your cozy living room and host memorable BBQ'S with family and friends on this Expansive Deck. This Beautiful backyard is truly a family's dream; offering a treehouse for the kids and Fenced In Dog Run. Powder room to complete the main floor. The Primary Retreat showcases a generous walk-in closet as well as a 4 piece ensuite. Two more Bedrooms, a spacious Bonus Room, a 4 piece bathroom and laundry room to complete the upper floor. The Fully Finished Walkout Basement offers a family room, a flex space that's perfect for an office, direct access to this incredible backyard and a 2 piece bathroom. Recent updates include Roof(2023), Siding(2023), AC(2019), Washer/Dryer(2021), HWT(2020), Gas Range/Refrigerator(2021). Conveniently located, only minutes away from parks, walking/bike pathways, schools, golf course, restaurants and shops. And only a 25 min drive to Calgary. Come see this beautiful



property for yourself!

Built in 2006

Essential Information

MLS® #	A2171602
Price	\$589,900
Sold Price	\$596,500
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,673
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	317 Besse Court Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Refrigerator, Dryer, Gas Range, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement Finished, Full, Separate/Exterior Entry, Walk-Out

Exterior

Exterior Features BBQ gas line, Dog Run
Lot Description Back Yard, Cul-De-Sac, Dog Run Fenced In, Lawn
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2024
Date Sold October 29th, 2024
Days on Market 19
Zoning DC75
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.