

\$449,900 - 319 Sandford Place, Langdon

MLS® #A2172734

\$449,900

3 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.07 Acres

NONE, Langdon, Alberta

Welcome Home! Attention First Time Home Buyers and Investors! Do not miss this rare opportunity to enjoy small town, laid back living in a community that knows how to celebrate their holidays and really bring families in the community together.

Nestled in the desirable, WELL-MANAGED Homesteads of Langdon, just steps away from Langdon School and quick access to Glenmore Trail sits a home seeking a new family.

As you enter your new home you will notice the abundance of natural light saturating the walls and the gorgeous custom MAPLE HARDWOOD FLOORS that stretch through your main floor to your kitchen. Pride of ownership does not go unnoticed. Your main floor is open and perfect for entertaining, your living space features a lovely GAS FIREPLACE, LARGE WINDOWS, spacious open dining room and kitchen with eat in GRANITE ISLAND and countertops, UPDATED FIXTURES throughout and SHAKER CABINETS with AMPLE STORAGE for all of your gadgets and a fair sized PANTRY, 2 piece powder room and access to your FENCED in, private, landscaped yard and



DOUBLE DETACHED GARAGE. Upstairs you will find a good sized primary bedroom with HUGE WALK-IN CLOSET, FULL Bathroom and two additional bedrooms complete the upper floor. In the basement you will see that it is awaiting your final personal touches although it is complete with an office/den with potential to be a legal bedroom in the future. A roughed in Bathroom, Large rec room, laundry room and ENDLESS STORAGE!

UNLOCK your Real Estate DREAMS and Call your favourite agent now to book your private viewing.

Built in 2007

Essential Information

MLS® #	A2172734
Price	\$449,900
Sold Price	\$447,500
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,346
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	319 Sandford Place
Subdivision	NONE

City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Granite Counters, No Smoking Home, Pantry
Appliances	Dishwasher, Window Coverings, Garage Control(s), Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

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

Additional Information

Date Listed	October 15th, 2024
Date Sold	October 31st, 2024
Days on Market	16
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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