

\$659,900 - 21 Nesbitt Avenue Ne, Langdon

MLS® #A2173496

\$659,900

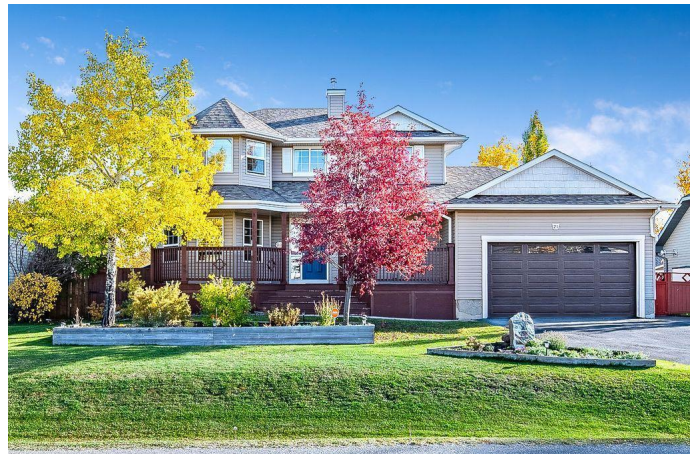
3 Bedroom, 3.00 Bathroom, 1,939 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

Discover the charm of small-town living in Langdon, Alberta. It is a perfect place for families to grow and thrive. Just 15 minutes east of Calgary, Langdon offers the peace and space of rural living, while staying close to the city. This beautifully maintained 2-Storey home with HEATED, DOUBLE ATTACHED GARAGE is truly a joy to show. This property features a huge 1/4 ACRE LOT with a DREAM BACKYARD which backs onto a GREEN-SPACE WITH WALKING PATHS. The welcoming front veranda is complete with its large bay windows that give it loads of curb appeal.

Step inside this 1,938 sq. ft home and you'll notice the updated kitchen which boasts sleek NEW QUARTZ COUNTERTOPS and STAINLESS STEEL APPLIANCES. Garden doors off the breakfast nook lead you to a stunning two-tiered deck. It is perfect for outdoor dining or entertaining. The great room's gas fireplace creates a cozy atmosphere for the upcoming winter, while large, bright windows flood the space with natural light from its south-facing view. Other updates to note are the NEW ROOF and GARAGE DOOR in 2020, NEW CARPET in 2022 and a NEW HOT WATER TANK in 2023! This home is designed with family life in mind. The primary bedroom is very large, complete with a walk-in closet and a private 4-piece ensuite. There's even a dedicated space upstairs for a home office or study area, ideal



for kids or crafting.

The extras don't stop inside. The heated, oversized garage is every homeowner's dream, while outside, you'll find a professionally built deck, a lower patio, and a wired shed, perfect for extra storage or a workshop. The yard also has ample RV PARKING, and with thoughtful touches like its central vacuum system, and gas-line for your BBQ for family and friends.

Langdon is a special place to call home which offers many large 1/4-acre lots that giving families plenty of room to spread-out and play. It's a welcoming community with a small-town feel, yet close enough to Calgary for commuting or city amenities. Book a showing today and see why Langdon is the perfect place for your family to call home!

Built in 1997

Essential Information

MLS® #	A2173496
Price	\$659,900
Sold Price	\$645,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,939
Acres	0.25
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	21 Nesbitt Avenue Ne
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Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Driveway, Heated Garage, Insulated, Asphalt, Garage Door Opener, Garage Faces Front, RV Access/Parking

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Many Trees, Rectangular Lot, Treed, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Date Sold	December 6th, 2024
Days on Market	49
Zoning	HR-1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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