

\$599,800 - 44 Nesbitt Close Ne, Langdon

MLS® #A2174712

\$599,800

3 Bedroom, 2.00 Bathroom, 1,306 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

Discover the peace youâ€™ve been craving in this stunning, renovated bungalow nestled in Langdonâ€™s charming countryside. Set on a sprawling 0.25-acre lot in a tranquil cul-de-sac, this property offers the perfect blend of small-town warmth with all the upgrades and amenities of a modern home. Recently transformed with Hardie board siding and classic brick accents, and complete with all-new windows, this home boasts curb appeal that stands out. Inside, over 1300 square feet of main-floor living awaits, featuring airy vaulted ceilings, new luxury vinyl plank flooring, fresh paint, and detailed baseboards and casings, bringing elegance to every corner. The main floor includes three spacious bedrooms, each designed with relaxation in mind, and a primary suite with a private 3-piece ensuite. An additional 4-piece bathroom ensures comfort and convenience, while main-floor laundry makes everyday living easy. The updated kitchen and living spaces open seamlessly to the outdoors, where youâ€™ll find a covered BBQ areaâ€”a perfect spot for summer gatherings and hosting family events in any season. Picture evenings spent under the stars in your private hot tub, surrounded by mature trees that create an oasis of privacy and natural beauty. The lower level adds even more living space, featuring a large recreation room ideal for movie nights, game days, or a personal fitness area. A fourth bedroom, currently set as an office, provides flexibility for work-from-home or guest



accommodations, while abundant storage space makes organizing easy. Step outside to the lush backyard, where mature trees and ample green space offer endless options for play, gardening, or simply unwinding in your own private retreat. One of the biggest WOW factors on this property is the EXTRA OVERSIZED DETACHED GARAGE equipped with power and perfectly setup for a workshop or at home business. Langdon itself enriches the lifestyle this home offers, with local schools like Sarah Thompson School and Langdon School nearby, making it an ideal choice for families. Outdoor enthusiasts will appreciate the Boulder Creek Golf Course, just minutes away, along with parks, walking trails, and a welcoming community spirit. Plus, with nearby shopping, restaurants, and essential amenities, youâ€™ll have everything you need without the city rush, all while keeping Calgaryâ€™s urban conveniences just a short drive away. This home isnâ€™t just a place to liveâ€”itâ€™s a lifestyle of peace, space, and community thatâ€™s increasingly rare to find. Whether you're transitioning from acreage living or simply seeking a place with room to grow, this property in Langdon is ready to welcome you home.

Built in 1997

Essential Information

MLS® #	A2174712
Price	\$599,800
Sold Price	\$590,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,306
Acres	0.25
Year Built	1997

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	44 Nesbitt Close Ne
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Driveway, Single Garage Attached, Single Garage Detached, Workshop in Garage

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Fire Pit
Lot Description	Backs on to Park/Green Space, Back Yard, Cul-De-Sac, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2024
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Date Sold	January 15th, 2025
Days on Market	37
Zoning	Residential
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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