

# \$689,900 - 40 Moe Avenue Nw, Langdon

MLS® #A2181599

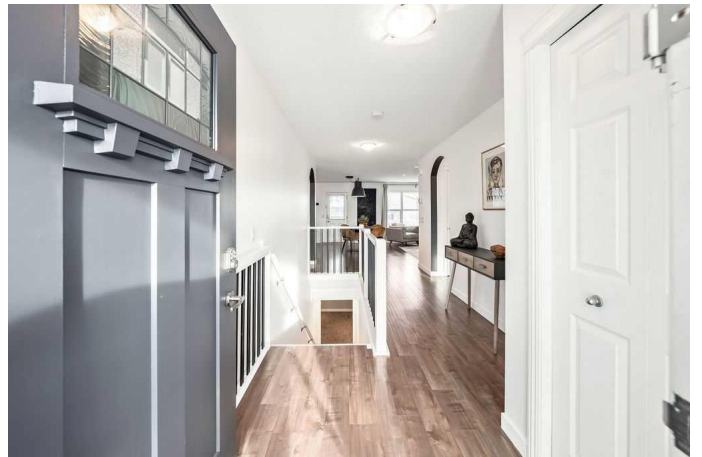
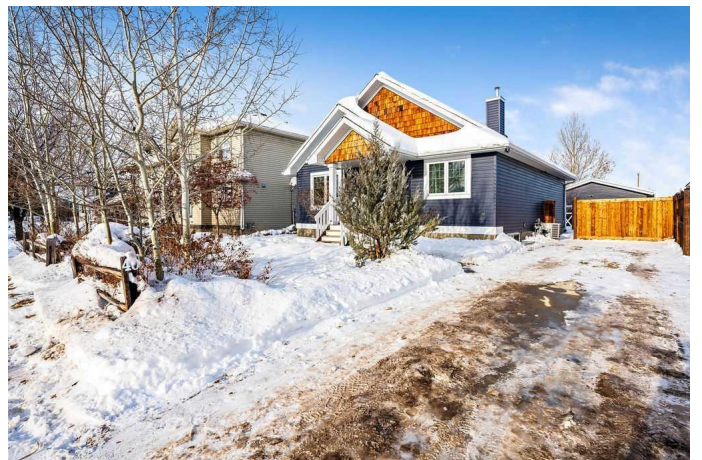
**\$689,900**

4 Bedroom, 3.00 Bathroom, 1,130 sqft

Residential on 0.20 Acres

NONE, Langdon, Alberta

Welcome to this beautifully finished bungalow that looks just like a show home and is nestled in the heart of Langdon's quiet neighborhood, where timeless appeal meets modern comfort! Boasting over 2,100 SQFT of living space, this exquisite home features 4 bedrooms and 3 full baths, perfect for families and entertaining. As you step inside, you're greeted by an inviting open-concept layout that seamlessly connects the cozy living room – complete with an electric fireplace – to the modern kitchen and dining area. Ideal for gatherings, this space is accentuated by luxurious laminate plank flooring (2018, with original hardwood underneath), NEW CARPET (2020), an elegant stairwell railing (2022) and the main floor was freshly painted(2024). The main floor is smartly designed with a chef's kitchen featuring stainless steel appliances Fridge & Stove (2021), Dishwasher & Microwave Hoodfan(2023), stunning white QUARTZ countertops with the perfect sit-up counter-height bar. The kitchen leads to the dining room & living room banked with large windows making for beautiful view of the professionally landscaped yard. The main floor is also home to a large primary suite with walk-in closet and spa-like ensuite bathroom. A second bedroom can easily be a flex room for a home office with yet another full bathroom. Moving down to the basement, you are met by a large, fully developed space with bright windows, high ceilings... perfect for your theatre room and rec space! With another two



spacious bedrooms and a full bathroom, this basement is perfectly finished. A large mechanical room offers plenty of storage a laundry space with new Washer & Dryer(2023), HOT WATER TANK(2023) AND CENTRAL AIR CONDITIONING(2022). Your Outdoor Oasis includes a Private backyard with a spacious recently refinished deck under a pergola, perfect for outdoor dining and relaxation. The Oversized HEATED DOUBLE Detached Garage (insulated with 220-volt wiring) and expansive driveway perfect for RV and guest parking also has a gate for privacy. Located in a sought-after community, you'll be minutes away from local amenities, parks, schools, golf courses, and shopping options. Call your favourite realtor to book a private showing today!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2181599    |
| Price          | \$689,900   |
| Sold Price     | \$675,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,130       |
| Acres          | 0.20        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 40 Moe Avenue Nw |
| Subdivision | NONE             |

|             |                   |
|-------------|-------------------|
| City        | Langdon           |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0J1X2            |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 6                                |
| Parking        | Double Garage Detached, Driveway |

### **Interior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Pantry, Quartz Counters, Storage                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | Central Air                                                                                                                        |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Electric                                                                                                                           |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full                                                                                                                     |

### **Exterior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                    |
| Lot Description   | Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Level, Private, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                                        |
| Foundation        | Poured Concrete                                                                                 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 4th, 2024 |
| Date Sold      | January 10th, 2025 |
| Days on Market | 37                 |
| 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.