

\$750,000 - 58 Hanson Drive Ne, Langdon

MLS® #A2183848

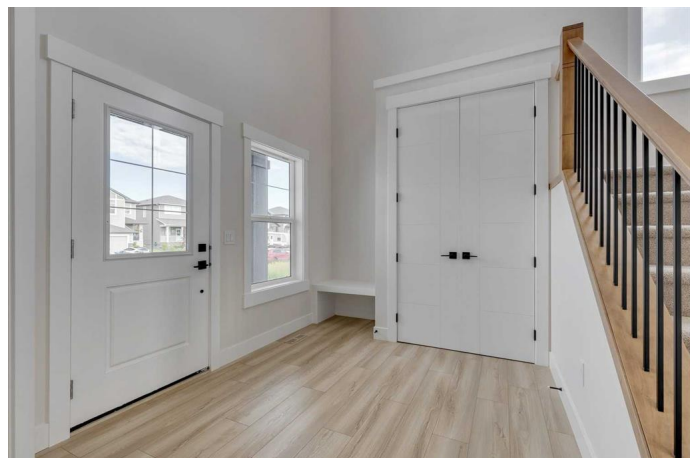
\$750,000

3 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 0.21 Acres

Hanson Park, Langdon, Alberta

Nestled in the charming Hamlet of Langdon, amid the thriving landscape of one of southern Alberta's fastest-growing family-oriented communities, this pristine 3-bedroom home, crafted by Royal Design Homes, boasts nearly 2,300 square feet of carefully designed living space. The airy main floor welcomes you with hardwood floors and lofty 9-foot ceilings, bathed with the warmth of natural light. A focal point is the grand floor-to-ceiling fireplace adorning the inviting living room, seamlessly connected to the elegantly upgraded kitchen. Here, culinary visions come to life with engineered quartz countertops, an expansive island/eating bar, ceiling-touch cabinetry, and a deluxe stainless steel appliance package, all complemented by a convenient walk-thru pantry and spacious dining area. Nestled just off the foyer, a tucked-away office space awaits, ideal for productive work-from-home days. Rounding out the main level are a practical mudroom and a stylish 2-piece powder room. Ascend to the second floor to discover a spacious bonus room, three generously proportioned bedrooms, a well-appointed 5-piece main bath, and a laundry room complete with sink and storage facilities. The luxurious primary bedroom beckons with a walk-in closet and a lavish 5-piece ensuite, boasting quartz countertops, dual sinks, a invigorating jetted tub, and a separate shower. Langdon offers an array of amenities, from quaint 1908-themed shops lining a wooden boardwalk to a selection of



restaurants, schools, a grocery store, and The Track Golf Course. A sprawling community park awaits, featuring a community center, skate park, ball diamonds, and playgrounds, while Iron Horse Fields boasts a quad baseball diamond complex. Notably, Langdon's forward-thinking approach includes an approved 10-foot setback on one side of the property, offering ample space for accessing the back of the property or constructing a double garage. Experience the quintessence of small-town living with the added convenience of easy access to nearby Calgary and Chestermere, making this Langdon haven the epitome of modern rural living.

Built in 2024

Essential Information

MLS® #	A2183848
Price	\$750,000
Sold Price	\$744,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,392
Acres	0.21
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	58 Hanson Drive Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta

Postal Code T0J 1X1

Amenities

Parking Spaces 2

Parking Double Garage Attached

Interior

Interior Features Closet Organizers, Open Floorplan, Recessed Lighting, Breakfast Bar, Bookcases, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Built-In Oven, Garage Control(s), Gas Cooktop, Microwave, Range Hood

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard, Private Entrance

Lot Description Back Yard, Rectangular Lot, Front Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed December 17th, 2024

Date Sold February 11th, 2025

Days on Market 56

Zoning R-1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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