

\$442,900 - 45 Arbours Circle Nw, Langdon

MLS® #A2186623

\$442,900

3 Bedroom, 4.00 Bathroom, 1,492 sqft

Residential on 0.09 Acres

NONE, Langdon, Alberta

Live in Langdon for less. Here's your chance to own a fully finished home in the friendly and popular hamlet of Langdon. This meticulously maintained end unit townhome in The Arbours is ideally located backing onto green space with mature trees and a back fence. You'll love the open concept layout of this home as well as the abundance of natural light. In the well equipped kitchen you'll find stainless steel appliances including a gas range, an over the range microwave complemented by timeless antique white cabinetry plus a peninsula with counter height seating. The kitchen is open to a nice sized dining area with a small niche featuring extra windows thanks to this being a side unit. From here you can easily access your nice sized back deck making for convenient grilling year round. The spacious living area has a gas fireplace surrounded by built in shelving. The entire main floor has 9' ceilings and rich dark wide plank wood flooring that is in great shape. Upstairs you'll find 3 great sized bedrooms including the primary complete with a huge walk in closet with a window and an ensuite bath where you'll enjoy a large walk in shower with glass door. The other 2 bedrooms are each a good size and share the main bath. The professionally developed basement expands your living space to over 2,000 sq ft. You'll have plenty of space to create a recreation area, games room or home gym depending on your needs. Need another bedroom for your teen or another family



member? Converting part of the space to a 4th bedroom would be quite simple and the 2 pc bath on this level has plumbing roughed in to add a bath or shower. There is ample storage plus a washer & dryer are nicely tucked into a closet out of view. The double attached garage keeps both you and your vehicles covered during any kind of weather plus there is plenty of room for storage or a workshop area. Last but not least snow removal and ground maintenance are included so leave your shovel & lawn mower behind when you move. This home is in a great location just a short walk from Langdon’s K-9 school. You’re going to love living in Langdon with its wonderful quality of life and friendly small town feel not to mention the fantastic local businesses, tons of great parks and pathways and fabulous schools! Make sure to check out this awesome home before it’s gone!

Built in 2010

Essential Information

MLS® #	A2186623
Price	\$442,900
Sold Price	\$433,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,492
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	45 Arbours Circle Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X0

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers
Appliances	Dishwasher, Microwave Hood Fan, Window Coverings, Garage Control(s), Gas Stove, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2025
Date Sold	February 10th, 2025
Days on Market	25
Zoning	DC75
HOA Fees	0.00

Listing Details

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