

\$775,000 - 18 Hanson Way Ne, Langdon

MLS® #A2193806

\$775,000

3 Bedroom, 3.00 Bathroom, 2,162 sqft

Residential on 0.26 Acres

Hanson Park, Langdon, Alberta

Langdon a fantastic Community which is 15 mins from the Calgary limits and close to the Stoney and straight East on Glenmore Trail just off Trans Canada. This home has so much to offer. It was built by Stepper Home Builders and the original owners picked lovely finishings and design for their family and now you can take advantage of their choices. Lovely open main living area with 1/2 bath, den/office (currently a bedrm.) on main floor, Kitchen boasts Granite countertops, built in Microwave and island, garage entrance with a mud room and walk thru pantry access to put away the groceries and inviting front entrance. 2nd Floor has generous Bonus Room/Entertainment Room and 3 large bedrooms. Primary bedroom has a ensuite and walk-in-closet that does not disappoint. Basement is a blank canvas with partial hardwood flooring, ROUGHED IN PLUMBING for bathroom in Basement is ready for full development. The yard is a 1/4 acre landscaped and fenced with wide open spaces perfect for your family to have a private and great place to entertain and sit and enjoy the peace and quite of Langdon. The backyard deck has a gas BBQ hookup and Shed. Back Deck is 16x20, ground level patio 16x12, Concrete 16x16 pad for RV parking behind gated fence, Huge 3 car garage, 3 parking spaces in driveway. Garage is insulated with door from garage to backyard. Lots of room for your toys! One of the *Largest lot* in Langdon. Langdon has a new High School,



and all services, Dentist, Doctor, Schools, Ball & soccer fields, Golf course, Playgrounds, Grocery Store, Tim Hortons, DQ and other restaurants. Discover the wonderful affordable community. View the 3D tour: ** Note you can view property **Furnished and Unfurnished**, just check the icon! *Also 360 Views of Back Yard * Book a showing today!!!

Built in 2012

Essential Information

MLS® #	A2193806
Price	\$775,000
Sold Price	\$785,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,162
Acres	0.26
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	18 Hanson Way Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	6
Parking	Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, On Street, Oversized, Triple Garage

Attached

Interior

Interior Features	Kitchen Island, Soaking Tub, Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Vinyl Windows, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Stove, Garage Control(s), Microwave
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, BBQ gas line
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	February 13th, 2025
Date Sold	March 26th, 2025
Days on Market	41
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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