

\$669,900 - 3 Lloyd Crescent Ne, Langdon

MLS® #A2200323

\$669,900

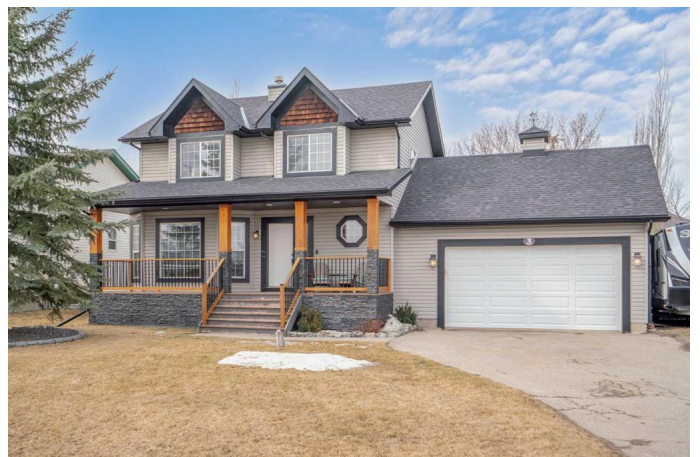
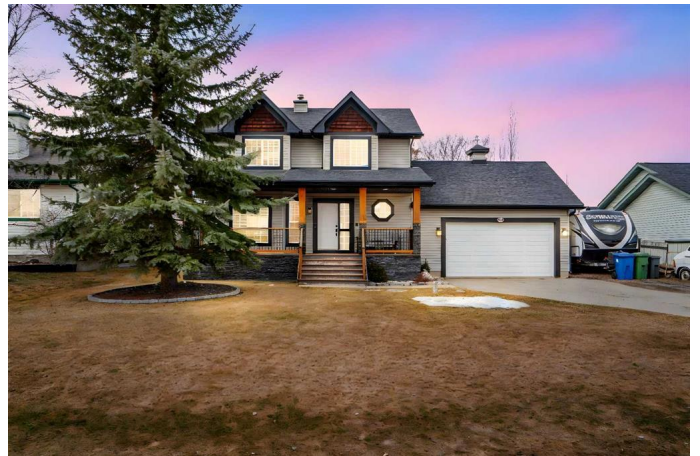
3 Bedroom, 3.00 Bathroom, 1,561 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

Nestled in the heart of Langdon, just 20 minutes from Calgary, this remarkable two-story home sits on an expansive .25-acre lot, offering a perfect blend of space, comfort, and charm. With incredible curb appeal, the picturesque front yard includes mature trees, lush landscaping, and a welcoming front porch, making it an inviting retreat from the moment you arrive. The beautifully landscaped backyard is a true oasis, designed for both relaxation and entertaining. A large deck provides plenty of space for summer barbecues, while the built-in fire pit is perfect for cozy evenings under the stars.

Underground sprinklers keep the lawn lush, and the raised garden beds and flower beds add a touch of natural beauty. Mature trees offer privacy and shade, and a garden shed provides convenient storage for tools and outdoor essentials. Inside, the open-concept main floor is bright and inviting, with large windows filling the space with natural light. The great room features a cozy fireplace, creating a warm and welcoming atmosphere. The spacious kitchen is designed for both functionality and style, offering an island, plenty of cabinetry, and ample counter space, making meal preparation effortless. Upstairs, three generously sized bedrooms provide plenty of space for family and guests. The primary bedroom features a walk-in closet and a private ensuite. The oversized double, heated garage offers ample space for vehicles, storage, and a workbench, making it



ideal for hobbyists or those needing extra room for equipment and gear and there is also RV parking next to the garage. Located in a quiet, family-friendly neighborhood, this home provides the perfect balance of small-town charm and modern convenience. With schools, parks, shops, and essential amenities just minutes away, this is a rare opportunity to enjoy a spacious home with an incredible outdoor lifestyle, all within a short drive to Calgary.

Built in 1998

Essential Information

MLS® #	A2200323
Price	\$669,900
Sold Price	\$652,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,561
Acres	0.25
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3 Lloyd Crescent Ne
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Attached, Heated Garage, Oversized, Workshop in Garage, Concrete Driveway, Garage Door Opener, RV Access/Parking

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Soaking Tub, Track Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings
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	Fire Pit, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Many Trees, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2025
Date Sold	April 7th, 2025
Days on Market	16
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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