

\$774,900 - 6 McIntyre Place Nw, Langdon

MLS® #A2205861

\$774,900

4 Bedroom, 4.00 Bathroom, 2,352 sqft

Residential on 0.23 Acres

NONE, Langdon, Alberta

WELCOME HOME TO THIS ONE OF A KIND PROPERTY!! Located on an incredible .23 acre lot on a no through road, backing to greenspace with mountain views and no neighbors behind you! This charming 2 story home has a place for everyone and everything featuring 3+1 bedrooms, 4 full bathrooms and an oversize attached garage with RV & extra vehicle parking for up to 7 vehicles! The owners have taken great pride in maintaining the property and many items have been professionally upgraded over the years including new roof in 2023, hot water tank 2023, water softener 2023, walnut hardwood floors, commercial grade cork flooring in upper bedrooms & basement, professionally landscaped zero maintenance yard, and central A/C. The best addition by far is the 3 season sun room where you can comfortably relax and enjoy the view year round. The open concept main floor has an abundance of warmth and character with cozy gas fireplace, large living and dining area for entertaining family and friends plus a main floor office that could be used as a main floor bedroom. The spacious kitchen has been thoughtfully designed with a walk in pantry, full size double door storage closet and a raised eating bar for casual dining. A full 3 piece bathroom with walk-in shower, two more full size closets for storage and laundry room complete the main floor. Upstairs you will find a huge flex/family room area and two good sized bedrooms each with their own walk-in closet, sink and direct



access to the shared Jack & Jill bathroom. The spacious primary bedroom has a large walk-in closet, a 5 piece ensuite bathroom with separate sinks, giant soaker tub and tons of natural light. The fully developed basement is a great space for a family room, home gym or place for older children/parents with a large spare bedroom, 3 piece bathroom and storage. The double attached garage is oversized, drywalled and heated with 120/240-20 circuit electrical panel, cabinets and workbench plus it has a convenient extra mud room/work space which would make a great workshop. There's even hot and cold taps to the backyard. The property has been professionally landscaped and features zero maintenance landscaping, mature trees, perennial's, gazebo with brick patio, 2 oversized garden sheds 20x16 & 10x12, huge side yards with parking for your RV, extra vehicles, and recreational equipment. Need more parking? There is gated access to more parking in the backyard. Walking distance to schools and shopping with easy access to major roadways. You won't find a better property than this!! Don't miss out on this incredible opportunity!

Built in 2005

Essential Information

MLS® #	A2205861
Price	\$774,900
Sold Price	\$770,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,352
Acres	0.23
Year Built	2005
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	6 McIntyre Place Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	7
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Yard, Front Yard, Gazebo, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Treed, Views, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 30th, 2025
-------------	------------------

Date Sold	April 8th, 2025
Days on Market	9
Zoning	DC75
HOA Fees	0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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.