

\$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 |
| 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 | Active |

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

of Garages 3

Interior

Interior Features Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Vinyl Windows, Sump Pump(s)

Appliances Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, 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 BBQ gas line, Private Yard

Lot Description Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Lawn

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame, Silent Floor Joists

Foundation Poured Concrete

Additional Information

Date Listed February 13th, 2025

Days on Market 29

Zoning R

Listing Details

Listing Office CIR Realty

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