



# 30 Hanson Hollow Langdon Alberta

\$819,900

Welcome to 30 Hanson Hollow, a charming home nestled in a quiet, family-friendly cul-de-sac backing onto a green-space. This stunning, fully finished 2-storey home is on the market for the first time and is perfect for those families with extra toys, featuring a concrete RV parking pad and a 29-foot deep garage. As you pull up to the front door, you'll immediately notice the meticulous landscaping and the inviting covered front porch. Step inside to a spacious open-concept living area with 9-foot ceilings on the main level. The dream kitchen awaits, complete with double wall ovens, MIELE STAINLESS STEEL APPLIANCES, pantry and its expanded cabinets that reach up to the ceiling. Across from the kitchen, you'll find a formal dining/ flex room and a huge living room warmed by a cozy gas fireplace. Upstairs, a large southwest-facing bonus room provides an abundance of natural light. The luxurious primary suite boasts a spacious bedroom, a 5-piece ensuite, and a walk-in closet. Two additional bedrooms and a full bathroom complete the upper level, offering plenty of space for the whole family. The fully finished basement adds even more living space, featuring two more bedrooms, a 4-piece bath, and a large recreation area perfect for entertaining or relaxing with the family and friends. Outside, the backyard is a true oasis. The fully landscaped and fenced yard includes a large deck and patio area, ideal for summer gatherings, as well as a fenced dog run for your furry friends. Additional highlights of this home include a fireplace, CENTRAL AIR CONDITIONING, and a double attached garage that is insulated and oversized, with RV access and parking for up to 8 vehicles on the property. Living in Langdon offers the charm of a small town with easy access to Calgary, just 15 minutes away. Enjoy nearby amenities such as a clubhouse, golf course, park, playground, schools, shopping, si...

Listing Presented By:



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Royal

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Recreational, Games room 14.33 Ft x 20.75 Ft

Breakfast 10.00 Ft x 15.00 Ft

Bedroom 9.50 Ft x 12.25 Ft

Laundry room 7.00 Ft x 7.67 Ft

Bedroom 9.08 Ft x 10.75 Ft

2pc Bathroom Measurements not available

Furnace 8.58 Ft x 11.00 Ft

Primary Bedroom 14.58 Ft x 15.25 Ft

4pc Bathroom 11.00 Ft x 11.00 Ft

Bedroom 11.00 Ft x 11.00 Ft

Other 4.00 Ft x 11.42 Ft

Bedroom 9.58 Ft x 12.00 Ft

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Living room 12.00 Ft x 15.08 Ft

Dining room 9.50 Ft x 11.33 Ft

Kitchen 13.42 Ft x 14.83 Ft

Bonus Room 16.83 Ft x 18.83 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available