



58 Hanson Drive Langdon Alberta

\$775,000

Nestled in the charming Hamlet of Langdon, amid the thriving landscape of one of southern Alberta's fastest-growing family-oriented communities, this pristine 3-bedroom home, crafted by Royal Design Homes, boasts nearly 2,300 square feet of carefully designed living space. The airy main floor welcomes you with hardwood floors and lofty 9-foot ceilings, bathed with the warmth of natural light. A focal point is the grand floor-to-ceiling fireplace adorning the inviting living room, seamlessly connected to the elegantly upgraded kitchen. Here, culinary visions come to life with engineered quartz countertops, an expansive island/eating bar, ceiling-touch cabinetry, and a deluxe stainless steel appliance package, all complemented by a convenient walk-thru pantry and spacious dining area. Nestled just off the foyer, a tucked-away office space awaits, ideal for productive work-from-home days. Rounding out the main level are a practical mudroom and a stylish 2-piece powder room. Ascend to the second floor to discover a spacious bonus room, three generously proportioned bedrooms, a well-appointed 5-piece main bath, and a laundry room complete with sink and storage facilities. The luxurious primary bedroom beckons with a walk-in closet and a lavish 5-piece ensuite, boasting quartz countertops, dual sinks, a invigorating jetted tub, and a separate shower. Langdon offers an array of amenities, from quaint 1908-themed shops lining a wooden boardwalk to a selection of restaurants, schools, a grocery store, and The Track Golf Course. A sprawling community park awaits, featuring a community center, skate park, ball diamonds, and playgrounds, while Iron Horse Fields boasts a quad baseball diamond complex. Notably, Langdon's forward-thinking approach includes an approved 10-foot setback on one side of the property, offering ample space for accessing the back of the property or const...

- Kitchen 11.50 Ft x 9.00 Ft
- Dining room 12.00 Ft x 10.00 Ft
- Living room 18.50 Ft x 17.00 Ft
- Office 10.50 Ft x 9.50 Ft
- 2pc Bathroom 10.00 Ft x 5.00 Ft
- Laundry room 9.50 Ft x 5.50 Ft

- Bonus Room 17.50 Ft x 12.00 Ft
- Primary Bedroom 15.00 Ft x 13.50 Ft
- Bedroom 12.50 Ft x 11.00 Ft
- Bedroom 16.50 Ft x 11.00 Ft
- 5pc Bathroom 10.00 Ft x 10.00 Ft
- 5pc Bathroom 10.00 Ft x 10.00 Ft

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