



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**156 Bishop Crescent NW
Langdon, Alberta**

MLS # A2293097



\$685,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,931 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC75
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Sump Pump(s)		

Inclusions: Shed if buyer accepts without permits, Window Coverings, TV Wall Mounts

Nestled in the picturesque hamlet of Langdon, this beautifully finished 6 bedroom home offers exceptional space, comfort, and lifestyle both inside and out. From the moment you step into the welcoming front foyer, you're greeted by soaring ceilings and transom windows that fill the space with natural light and create an impressive first impression. Just off the entry is the perfect home office, room ideal for working or studying from home. Elegant textured glass French doors allow sunlight to filter through while maintaining the privacy you need. The main living area showcases bright, open-concept living and hardwood floors, creating a warm and inviting space perfect for entertaining or everyday family life. The well-designed kitchen is sure to impress with sleek dark cabinetry, granite countertops, stainless steel appliances including a gas range, a raised breakfast bar with seating, and a convenient corner pantry. It flows effortlessly into the spacious dining area, offering plenty of room for hosting family gatherings or dinner parties. The cozy stone fireplace with a wooden mantel adds warmth and character, making the living room the perfect place to relax. Upstairs, you'll find three generously sized bedrooms, including a tranquil primary retreat complete with a walk-in closet and private 4-piece ensuite. The additional bedrooms share the main bathroom. This level also features a large bonus room, currently used as a bedroom but easily transformed into a playroom, media room, games room, or home gym. The fully finished basement provides even more versatile living space with a large recreation area, two additional bedrooms, and a full bathroom—ideal for teenagers, guests, or extended family. Step outside to what may be the home's most spectacular feature: a huge west-facing backyard backing directly onto the canal. Enjoy peaceful

open views and direct access to the pathway system for walking and biking. The backyard is designed for year-round enjoyment with a two-tier deck, a large storage shed, and plenty of space for kids and pets to play. Additional highlights include central air conditioning, central vacuum, a water softener, and heated garage. This wonderful home offers the perfect balance of comfort and lifestyle, along with the friendly small-town charm of Langdon, known for its great schools, local businesses, and easy access to the city. A truly special place to call home. Hurry and book a showing for this gorgeous home today!"