



**45 Hanson Hollow NE
Langdon, Alberta**

MLS # A2299291



\$849,900

Division:	Hanson Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,003 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC97
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

MASSIVE 30x32 FT SHOP!! HUGE PIE-SHAPED LOT (8712 SF)!! DOUBLE ATTACHED HEATED GARAGE!! RV DISPOSAL IN BACKYARD!! A/C!! PERMANENT SMART CHRISTMAS LIGHTS ON HOUSE & SHOP!! NEW HOT WATER TANK!! GAS LINE FOR BBQ!! Step into a thoughtfully designed main floor featuring a dedicated office space with its own separate side entrance — perfect for a home business or private workspace. The office also includes a convenient sink setup. The main living area flows seamlessly into the kitchen, dining, and living spaces. The kitchen offers a functional layout with an island and pantry, while the dining area provides direct access to the backyard deck. The living room stands out with a beautiful tiled fireplace, adding warmth and character to the space. You’ll also notice new LVP flooring throughout the main floor and new tile in the entrance, giving the home a fresh and modern feel. Upstairs features 3 well-sized bedrooms including a spacious PRIMARY BEDROOM with a walk-in closet and a 5PC ENSUITE. The remaining two bedrooms are generously sized and share a 4PC BATH. Convenient upstairs laundry completes this level. The basement offers additional living space with a cozy family area featuring a fireplace, a large rec room, and a 3PC BATH—ideal for entertaining or relaxing. Basement has Murphy Bed as well. One of the biggest highlights of this property is the incredible 30x32 FT SHOP equipped with a 16 FT WIDE & 10 FT HIGH DOOR and a 20 FT TUBE HEATER—perfect for projects, storage, or hobby use. The double attached garage is also heated, and the home includes CENTRAL VACUUM for added convenience. Outside, enjoy a HUGE PIE-SHAPED LOT (8712 SQFT) with a backyard that is mostly concreted, complemented by planters and mature aspen trees,

along with a front & back sprinkler system and stylish pergolas with sunshades—designed for low-maintenance and comfortable outdoor living. Setup for HOT TUB done as well. THIS PROPERTY COMBINES SPACE, FUNCTIONALITY, AND UNIQUE FEATURES THAT ARE HARD TO FIND—DON'T MISS IT!!