



**15 Barber Street NW
Langdon, Alberta**

MLS # A2309366



\$715,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,179 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas, Pellet Stove	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Rur4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Two leather couches, dining table with 8 chairs, two desk units with two cabinets, dresser, patio table and chairs, BBQ

Welcome to this exceptional custom-built home where rustic charm meets modern luxury. From the moment you step into the bright and inviting foyer, you'll be captivated by the thoughtful design and stunning craftsmanship throughout. The main floor features a beautifully glass-enclosed office, perfect for working from home, and an impressive country-inspired living room highlighted by a soaring floor-to-ceiling stone fireplace that extends to the second storey. The heart of the home is the beautifully appointed kitchen, complete with granite countertops, abundant cabinetry, premium appliances, and a convenient corner pantry. A spacious laundry room and stylish 2-piece bath complete the main level. Upstairs, you'll find brand new carpet, an open loft area overlooking the living space below, a generous secondary bedroom with walk-in closet, a full 4-piece bathroom, and an incredible primary retreat featuring a walk-in closet and luxurious 4-piece ensuite. The fully finished basement offers even more living space with two large additional bedrooms, a welcoming family room warmed by a cozy pellet stove, a beautifully finished bathroom, and ample storage space. Comfort and convenience abound with central air conditioning, central vacuum, Nest thermostat and alarm system. Situated on a professionally landscaped corner lot, the outdoor space is equally impressive with RV parking, underground irrigation, wrought iron fencing, a gravel dog run, gazebo, and a recently constructed composite deck complete with privacy glass — the perfect place to relax or entertain. Car enthusiasts and hobbyists will fall in love with the extraordinary heated 4-car garage featuring polyurethane floor coating and enough height for a car lift making this home truly one of a kind. Upgraded front porch and steps with composite decking add the finishing touch to

this remarkable property.