



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

123 McCann Street SE
Langdon, Alberta

MLS # A2317173



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	945 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Faces Front, Heated Garage, O		
Lot Size:	0.24 Acre		
Lot Feat:	Brush, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Many Trees,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-URB
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: TV Wall Mounting Brackets x 2, All Rods and Curtains, Exterior Shed. As-is Items: Dryer, Dishwasher, Central Vacuum System.

Welcome to 123 McCann Street SE in Langdon, a charming fully finished bungalow on a beautifully landscaped 10,454 sq. ft. lot with mature trees, privacy, and an incredible yard that is rarely found in any newer or established communities. From the moment you arrive, the property feels warm, established, and inviting, with a long driveway, large front lawn, mature trees, and a private outdoor setting that gives you room to breathe. Inside, this home offers 945 sq. ft. above grade plus an additional 839 sq. ft. of developed basement space, providing a practical layout with 3 bedrooms, 2 full bathrooms, and flexible living areas for family, guests, hobbies, or home office use. The main level features a bright living room, dining area, functional kitchen, 2 bedrooms, a full bathroom, and convenient main floor laundry. The finished basement adds a spacious family room, flex area, third bedroom, full bathroom, and storage/mechanical space. The yard is one of the true highlights. Enjoy a large, private, treed outdoor space with lawn, garden areas, fruit trees/shrubs, mature landscaping, and plenty of room for kids, pets, entertaining, or simply relaxing. The large covered, low-maintenance west facing deck is perfect for summer evenings, morning coffee, or hosting family and friends while overlooking the peaceful backyard. For buyers needing parking, storage, or workspace, the property also includes an OVERSIZED, HEATED 24' x 24' DETACHED GARAGE with a paved driveway, RV parking potential, and parking for multiple vehicles. The property is also on well water, helping avoid monthly water costs. Important recent updates include a BRAND NEW HOT WATER ON DEMAND SYSTEM, BRAND NEW HIGH EFFICIENCY FURNACE, both installed in May 2026, plus a newer asphalt SHINGLE ROOF installed in 2018. The home has also been freshly repainted inside in

many areas, giving it a clean and welcoming feel. The location is excellent close to all three Langdon schools, local shopping, restaurants, parks, playgrounds, golf, walking paths, and everyday amenities. Langdon is loved for its larger lots, small-town feel, friendly community, and easy access to Calgary, Chestermere, and surrounding areas. If you are looking for a home with character, space, privacy, mature landscaping, a great garage, and a truly usable yard, this property is a must see, book your viewing today!