



**21 Mckinnon Street NW  
Langdon, Alberta**

**MLS # A2319652**



**\$675,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,890 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, L		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Other, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	DC75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Negotiable Items

Set on a large corner lot in one of Langdon's established family-friendly neighbourhoods, this fully developed two-storey home offers the space, functionality, and outdoor lifestyle today's buyers are searching for. Perfectly positioned across from a playground and within walking distance to schools, this property is ideal for growing families looking to enjoy the charm of small-town living while remaining just 15 minutes from Calgary. The area continues to expand with new shopping and commercial developments nearby, adding even more convenience to an already desirable location. Thoughtful updates throughout the home provide peace of mind, including new shingles and siding completed in 2022, a hot water tank replaced three years ago, brand-new carpet throughout the upper level and basement, and updated luxury vinyl plank flooring on the main floor. The bright and welcoming interior features an open-concept design that balances everyday comfort with practical living. The kitchen is well-equipped with granite countertops, stainless steel appliances, new lighting throughout and a pantry tucked away in the corner, making it the perfect gathering place for family meals and entertaining. Adjacent dining and living spaces create a seamless flow, while the wood-burning fireplace adds warmth and character during the winter months. Central air conditioning keeps the home comfortable throughout the summer. The upper level is designed with family living in mind and includes a spacious bonus room that can easily serve as a theatre room, games room or even a 5th bedroom. The primary suite offers a relaxing retreat complete with a walk-in closet and a five-piece ensuite. Two additional bedrooms, a full bathroom, and conveniently located upstairs laundry complete the level. The finished basement provides valuable additional living space with brand-new

carpet, a large recreation room, fourth bedroom, full bathroom, and plenty of storage options. Whether accommodating guests, teenagers, or creating the perfect entertainment space, the lower level offers exceptional flexibility. Outside, the south facing backyard is a standout feature. Enjoy sunshine throughout the day from the expansive deck while overlooking the beautifully maintained yard. Fully fenced and equipped with underground sprinklers, the outdoor space offers room for children, pets, RV parking, or future development possibilities. Fruit-bearing apple, plum, and apricot trees, along with seasonal strawberries, cherries, and fresh mint create a unique backyard oasis that can be enjoyed year after year. Plenty of additional parking being that the home is situated on a corner lot. Completing the property is a spacious 21' x 22' double attached garage and a rare 0.17-acre lot that provides the extra space so difficult to find in newer communities. Combining recent upgrades, abundant outdoor space, and a prime family-friendly location, this move-in-ready home is an exceptional opportunity in the growing community of Langdon.