



**23 McIntyre Place NW  
Langdon, Alberta**

**MLS # A2320495**



**\$725,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,171 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Driveway, Front Drive, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Lawn, Underground Sprinkler		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Hot Tub

Prepare to be blown away by this absolute showstopper tucked away on a quiet cul de sac in the heart of Langdon! If you have been searching for ultimate privacy, unmatched space, and a garage that dreams are made of, your search ends right here! Set on an incredible, sprawling, nearly quarter acre lot, this property delivers a jaw dropping amount of outdoor space that is becoming impossible to find. Imagine summer days hosting massive gatherings, kids and pets playing safely in the cul de sac, and winding down your evenings soaking in your premium, private hot tub on the deck. Thanks to the oversized driveway and unparalleled lot size, there is plenty of room to securely park your camper, RV, and weekend trailers. But wait, it gets better welcome to the ultimate automotive and hobbyist paradise! The crown jewel of this property is the massive, heated 6 car garage! This incredible, climate controlled space comfortably accommodates up to six full sized vehicles, making it the perfect setup for car collectors, mechanics, workshop enthusiasts, or anyone with a massive fleet of toys. Inside, the excitement continues with a beautifully maintained, fully developed two story layout designed to impress. Working from home is an absolute dream in the dedicated main floor den! Flooded with inspiring natural light from a large window, this bright space is the absolute perfect setup for a quiet, productive home office. The main level also boasts a sun drenched living room with a cozy gas fireplace that flows effortlessly into your spacious dining area and kitchen. Pull open the French doors to seamlessly blend indoor and outdoor living. Upstairs, you will discover a gigantic bonus room, two secondary bedrooms, and a luxurious primary retreat complete with a massive walk through closet and a private 6 piece ensuite. Need even more space? The fully finished

basement adds total flexibility with a huge recreation room, a fourth bedroom, and an additional full bathroom. This home is completely move in ready and packed with rare features. Do not wait call to book your private showing today and start living large in Langdon!