



**303 Railway Point SE
Langdon, Alberta**

MLS # A2320725



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,339 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Paved, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed

Situated on a massive corner lot in the heart of Langdon, only 25-30 minutes to downtown Calgary this beautifully maintained 5 bedroom home offers over 2,100 sq. ft. of developed living space with room for everyone, both inside and out. From the moment you step through the front door, you'll appreciate the bright and welcoming foyer, soaring vaulted ceilings, and abundance of natural light that fills the main living area. The spacious kitchen is designed for everyday living and entertaining alike, featuring rich maple cabinetry, hardwood flooring, a central island, and a generous dining area that opens directly onto the expansive rear deck. The upper level hosts three well appointed bedrooms, including a private primary retreat complete with a walk in closet and a full ensuite bath. Downstairs, the fully developed lower level offers incredible flexibility with two additional bedrooms, a full bathroom, large windows, and a spacious family room centered around a cozy wood stove, creating the perfect space for movie nights, guests, teenagers, or a home office setup. Step outside and discover one of this home's standout features: an incredible west facing backyard on a quarter acre lot. Whether you're hosting summer barbecues, watching the kids play, gardening, or parking your RV, there's room to do it all. Opportunities to own a property with this much outdoor space are becoming increasingly rare. Located in a quiet, family friendly community close to parks, schools, golf course, and everyday amenities, this home offers the perfect blend of small town charm and convenience. BI-Level homes with five bedrooms, a developed basement, RV parking , a lot of this size with a short commute to Calgary don't come along often. Don't miss your opportunity to make this exceptional Langdon property your next home.