



145 Hanson Drive NE
Langdon, Alberta

MLS # A2324269



\$725,000

Division:	Hanson Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,117 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)

Inclusions: mounted tv in basement

Welcome to this exceptional fully developed family home in the sought-after community of Hanson Park in Langdon, perfectly positioned on an expansive 1/4-acre lot backing onto open green space. Offering over 3,400 sq. ft. of beautifully finished living space, 5 bedrooms, 3 full bathrooms, 1 half bath, and an incredible opportunity rarely found within the community, this property combines everyday comfort with exceptional future potential. The inviting main floor is thoughtfully designed with rich hardwood flooring, an abundance of natural light streaming through oversized windows, and a functional open-concept layout ideal for both family living and entertaining. A dedicated main floor office provides the perfect work-from-home space, while the spacious living room is anchored by a beautiful stone-faced fireplace. The well-appointed kitchen features granite countertops, stainless steel appliances, a large central island, abundant cabinetry, and seamlessly connects to the dining area overlooking the impressive backyard. Upstairs, you'll find a spacious bonus room perfect for movie nights or a children's retreat, along with three generously sized bedrooms including a private primary suite complete with a large walk-in closet and spa-inspired ensuite featuring dual vanities, granite countertops, a soaker tub, and separate shower. Convenient upper-level laundry adds to the thoughtful design. The professionally finished basement expands your living space with two additional bedrooms, another full bathroom, and a large recreation area—ideal for teenagers, guests, or multigenerational living. Outside is where this property truly stands apart. The massive west-facing backyard offers endless room for children to play, pets to roam, and gardeners to thrive with a fenced garden thoughtfully protected from wildlife. Rear lane access provides incredible flexibility, while a

site-specific bylaw amendment allows for the future construction of an approximately 1,000 sq. ft. detached shop with a height of up to 20 feet—an exceptionally rare opportunity for homeowners needing additional storage, workspace, or hobby space. Additional highlights include central air conditioning, a hardwired alarm system, hardwood and carpet flooring throughout, a heated double attached garage, high-efficiency mechanical systems, and front driveway parking complemented by rear lane access. If you've been searching for the perfect family home with room to grow today and endless possibilities for tomorrow, this is a property that simply cannot be replicated. Homes offering this combination of space, functionality, future development potential, and location rarely come to market.