



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

43 Arbours Circle NW
Langdon, Alberta

MLS # A2324848



\$425,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 366
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 43 Arbours Circle, a beautifully maintained end-unit home in the friendly community of Langdon. Offering 1,472 sq. ft. above grade plus a fully developed basement, this home provides over 2,098 sq. ft. of developed living space, a double attached garage, a private rear deck, and a warm, inviting layout that feels comfortable from the moment you arrive. Open the door to 9 foot ceilings. The main floor welcomes you with its spacious front entry, stylish tile flooring, rich laminate flooring, and a bright open layout. The kitchen features dark full-height cabinetry, stainless steel appliances including a BRAND NEW Electric Stove June 2026, tile backsplash, an large eating bar, microwave, and great connection to the dining area. The living room is cozy and welcoming with a gas fireplace, built-in display niches, a large window, and a comfortable layout for relaxing or entertaining. A convenient 2-piece bathroom completes the main level. Upstairs you will find two exceptionally spacious bedrooms, each with direct access to its own 4-piece ensuite. The first bedroom has an impressive walk-in closet, that feels more like a small room complete with its own window, creating excellent flexibility. The second bedroom is even larger and has two windows for great natural light and also offers plenty of closet space. This room works beautifully as a guest room, home office, hobby space, or shared bedroom setup. Both upper bathrooms feature dark cabinetry, tile accents, and clean modern finishes. The fully developed basement adds valuable extra living space with a large family room, recreation area, laundry room, and storage. This level is ideal for movie nights, a home gym, office space, games area, or a quiet retreat away from the main floor. The basement is also roughed in for a future bathroom if you wish, offering added potential for the next owner. Outdoor living is another

highlight. The south facing rear deck is surrounded by mature trees and greenery, creating a peaceful and private setting for morning coffee, summer barbecues, or evening relaxation. The double attached garage provides approximately 475 sq. ft. of interior garage space, giving you excellent room for vehicles, storage, bikes, tools, and seasonal items. Langdon is loved for its small-town feel, wide-open prairie setting, local schools, parks, pathways, shops, restaurants, and quick access to Calgary, Chestermere, and surrounding communities. If you are looking for a well-cared-for end-unit home with generous living space, two large bedrooms with ensuites, a finished basement, double attached garage, private outdoor area, and a welcoming community lifestyle, 43 Arbours Circle is a wonderful opportunity for any buyer.