



**62 Besse Avenue NW**  
**Langdon, Alberta**

**MLS # A2325998**



**\$569,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,560 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Lawn, Level, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	HR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this bright and inviting two-storey home in the growing community of Langdon! Offering 3 bedrooms, 2.5 bathrooms, and an open-concept layout, this home is perfect for families and first time home buyers looking for comfort, space, and functionality. The sun-filled main floor features a spacious living and dining area that flows seamlessly into the kitchen, complete with a large centre island, corner pantry, and plenty of cabinet space. Convenient main floor laundry and a 2-piece powder room add to the home's practical layout, while patio doors off the kitchen lead to the deck and an incredible oversized backyard—perfect for kids, pets, entertaining, or simply enjoying the outdoors. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring a private 4-piece ensuite. Two additional bedrooms and a full bathroom provide plenty of room for the whole family. Outside, enjoy the charming south-facing front porch, ideal for morning coffee or relaxing in the evening. Parking is a breeze with the attached double garage and oversized double driveway. The basement is undeveloped awaiting your personal design preferences to suit your needs. Located in the welcoming community of Langdon, this home offers small-town charm with easy access to Calgary, making it an excellent opportunity for families, first-time buyers, or anyone looking for extra outdoor space to enjoy.