



GRASSROOTS
REALTY GROUP

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**317 Sandford Place NW
Langdon, Alberta**

MLS # A2328122



\$449,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,307 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Window Coverings - blinds, Garage remotes x 2, Dart Board, Electric Fireplace, TV wall mounts

Welcome to this beautifully upgraded duplex in Langdon offering three finished levels, a private fenced yard, and a DETACHED GARAGE, a combination that is hard to come by at this size and price point. The main floor is laid out for everyday living. A covered front porch and bright foyer welcome you in, with a closet tucked nearby to keep things organized from the moment you walk through the door. The living room opens up bright and spacious, with plenty of room to settle in for movie nights or quiet evenings at home. The kitchen sits at the heart of the home, finished with GRANITE countertops, STAINLESS STEEL APPLIANCES, a centre island for extra prep space or a quick bite, and a massive walk in pantry for keeping everything within reach. The dining area flows naturally alongside, with direct access out to the back deck, making indoor and outdoor entertaining feel effortless. A 2-piece powder room completes this level, adding everyday convenience for guests. Upstairs, the layout continues with everyday function in mind. Two secondary bedrooms, each with their own closet, sit near a 4-piece bathroom and the UPPER LEVEL LAUNDRY, keeping daily routines simple. The primary bedroom is comfortable and private, complete with its own 4-PIECE ENSUITE. Down below, the FULLY FINISHED BASEMENT adds even more living space to enjoy. A generous rec room offers room for a media area, games, or a second family room, while a 4th bedroom and another 4-piece bathroom round out the level, perfect for guests, extended family, or a home office setup. With FOUR BATHROOMS spread across the three levels, everyday routines feel easy no matter how many people call this home. CENTRAL AIR CONDITIONING will keep you cool and comfortable every summer! Step outside and the backyard continues to impress. The deck leads down to a lower

patio, ideal for summer dinners or morning coffee, with a fully fenced yard that gives you room to garden, play, or simply enjoy some outdoor space of your own. The DETACHED GARAGE at the back offers secure, separate parking, tucked neatly away from the main living space. Living in Langdon means small town charm with easy access to the city. This growing hamlet offers a close knit community feel, good schools, and quick access into Calgary, all while keeping a quieter, more relaxed pace of life. This is a home that offers space to grow into, room to spread out, and a yard to call your own. Book your showing today!