



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

14 Lloyd Crescent NE
Langdon, Alberta

MLS # A2331256



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,524 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Fridge (2), Dishwasher, Stove, Hood Fan, Built-In Microwave, Washer, Dryer, A/C, water softener (as is), Shed, Window Coverings

If you've been searching for the perfect family bungalow with room to grow, this beautifully updated home on a sprawling 0.27-acre lot checks all the boxes! Tucked away on a quiet cul-de-sac in the friendly community of Langdon, this home has been lovingly maintained and thoughtfully updated, making it one you'll be excited to come home to. The main floor is bright, open, and welcoming with soaring vaulted ceilings, loads of natural light, and a cozy gas fireplace that's just waiting for movie nights and quiet Sunday mornings. At the heart of the home is the beautifully updated kitchen, featuring a double refrigerator, newer appliances, plenty of prep space, and a layout that's perfect whether you're making weeknight dinners or hosting family and friends. The spacious primary bedroom is your own little retreat with a beautifully renovated ensuite and walk-in closet, while two more bedrooms, another full bathroom, and the convenience of main floor laundry make everyday living easy. Head downstairs and you'll find a space that just keeps going! The massive family room has more than enough room for the big-screen TV, a games area, kids' toys, or even a home gym. A fourth bedroom and another full bathroom make it the perfect setup for guests, teenagers, or extended family. Outside, the fun continues. The refreshed, sprawling deck is ready for summer BBQs, morning coffee, or evenings under the stars, while the beautifully maintained 0.27-acre lot gives everyone room to spread out and enjoy. There's even plenty of parking with the double attached garage, oversized driveway, and room for the RV. This move-in-ready home offers the perfect mix of modern updates, functional living, and small-town charm, all just a short drive from Calgary. This is the kind of home where memories are made, and it's ready for its next chapter. Contact your favourite REALTOR®; to

book your private showing!