



GRASSROOTS
REALTY GROUP

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138 Hanson Drive NE
Langdon, Alberta

MLS # A2331429

\$714,900

Division:	Hanson Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,471 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting		



Heating:	Combination, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, High Ceilings, Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed (Backyard), Horseshoe pits (Backyard)

*OPEN HOUSE SAT & SUN JULY 25/26: 12-3PM*Welcome to this stunning, fully developed walkout bungalow situated on nearly a 1/4 acre lot! From the moment you step inside, you'll appreciate the open-concept design, soaring vaulted ceilings, and abundance of natural light that fills this immaculate home with warmth and charm. A versatile front flex room with elegant French doors is perfect for a home office or sitting area. The beautifully appointed kitchen features custom cabinetry and overlooks the spacious living room, complete with a floor-to-ceiling stone-faced fireplace and rich hardwood flooring throughout the main level. Step outside to the impressive 40' x 9' deck and enjoy peaceful views of the neighbouring wetlands. The primary retreat is a true escape, offering private deck access through French doors, a luxurious ensuite with a large tiled walk-in shower featuring a rainfall head and bench, dual vessel sinks, and a walk-in closet. A second bedroom, full bathroom, and convenient main floor laundry complete this level. The fully developed walkout basement adds over 600 sq. ft. of living space, highlighted by a newly renovated bedroom with its own private ensuite, making it an ideal space for guests or extended family. Completing the home is an oversized 24' x 26' heated attached garage.