



GRASSROOTS
REALTY GROUP

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**21 McIntyre Place NW
Langdon, Alberta**

MLS # A2333221



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,030 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.21 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: Shed, Underground Sprinkler System, Nest Thermostat, Security System Unarmed, TV Wall Mount(s), Mail Key(s)

All the space you need in the location you want. This spacious two storey air conditioned home is located on a lush and beautifully landscaped .21 acre lot on a quiet cul-de-sac in Langdon's popular NW quadrant. Enter into the bright and sunny 2 story vaulted entrance. A versatile open flex room to the left can be used as a formal living room, designated home office or maybe a music room depending on your needs. Down the hall the open concept main living area is designed with family in mind. The well equipped kitchen has rich espresso cabinets, stainless steel appliances, a corner pantry and raised breakfast bar for friends and family to gather. The kitchen flows seamlessly into the living room complete with a safe and efficient electric fireplace with custom built in shelving and storage. A spacious dining room can accommodate large furniture making your home the place to be for family celebrations. Large windows bring the outside in with views of your beautiful backyard and provide an abundance of natural light. Sliding doors offer convenient access to the back deck for easy grilling and outdoor living. Your busy family will be so organized thanks to the built-in lockers in the generous laundry room. Durable and attractive vinyl plank flooring and 9' ceilings throughout. A 2 pc powder room rounds out this main level. Upstairs you'll find 3 good sized bedrooms including the primary with 5 pc ensuite with dual sinks, soaker tub and skylight plus a walk in closet. The other 2 bedrooms share the main bath. The sunken bonus room is a quiet little spot for your family to gather in the evening to watch TV, read books or play games. The partially finished basement is ready for your finishing touches with framing and bathroom plumbing complete. This already terrific home is enhanced by the incredible outdoor oasis that awaits you. Say hello to summer

with your huge 2 tiered deck complete with privacy screens and a natural gas line for your bbq or fire table, lush landscaping, mature trees including an apple tree, garden beds, fire pit plus plenty of green grass for kids and pets to play. A storage shed for your tools & toys plus underground sprinklers make yard maintenance a breeze. The attached double garage is oversized providing both comfort and convenience. Plus there is room to park your RV and access the backyard as well. Other upgrades include a new hot water tank in 2026 and a water softener. This home is ideally located within walking distances of schools, shops and other amenities. You're going to love living in Langdon with its small town feel and friendly vibe.