



GRASSROOTS
REALTY GROUP

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170 Hanson Drive NE
Langdon, Alberta

MLS # A2341076



\$639,000

Division:	Hanson Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,424 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Corner Lot, Private		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC-97
Utilities:	-

Inclusions: all window coverings, garage controls (2), security system, water softener, house key, mailbox key, furnace room shelving, vacuflow system and attachments

Welcome to this well maintained bungalow offering over 1,400 sq. ft. of living space, 4 bedrooms, and a spacious lot of nearly a quarter acre. The main floor features oak hardwood flooring throughout the principal living areas and a well appointed kitchen with granite countertops, stainless steel appliances including a gas stove, tile backsplash, and ample cabinetry. The living room offers a large natural gas fireplace with a stone surround and generous mantle, creating a comfortable gathering space. The dining room provides direct access to the large balcony overlooking the private backyard. The spacious primary bedroom includes a large 4-piece ensuite with tile flooring, double vanity, and tiled shower. A second main floor bedroom/flex room, along with a convenient 2-piece bathroom, provides flexibility for an office, guest room, or additional living space. The fully finished walkout basement offers plenty of room for the whole family, with a large family room, two additional bedrooms, and a 4-piece bathroom. The basement walkout leads to a large sunroom that is well suited for entertaining or enjoying the backyard throughout the seasons. Additional features include a walk-through pantry connecting the oversized garage to the kitchen, gas BBQ hookups on both levels, an extra large garage with room for a full size pickup truck, a dog run, and a newer roof on the west side of the house. The backyard is private and spacious, while the home is conveniently located close to schools, shopping, and other amenities. A well-rounded home with plenty of space, functionality, and flexibility.