



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**125 Copeland Close
Langdon, Alberta**

MLS # A2341228



\$749,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,523 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Paved		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Subfloor, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Some furniture in the sun rooms, See remarks		

Welcome to 125 Copeland Close, a truly special home that has been lovingly cared for by the same family who built it. Situated on a massive, beautifully landscaped sunshine lot, this 1,523 sq. ft. home offers an exceptional combination of thoughtful design, quality upgrades and incredible indoor and outdoor living spaces. Step inside to a bright and welcoming main floor featuring new hardwood flooring, fresh paint and a versatile office conveniently located near the front entrance. The bright kitchen has a solar light and features brand-new Formica counter tops, a large-basin stainless steel sink and new faucet, gas stove with 220V power behind it, built-in microwave, dishwasher, trash compactor and a one-year-old fridge/freezer. The spacious walk-in pantry includes an upright freezer. Four island bar stools are also included. The main floor offers the convenience of laundry with a new washer and dryer, plus a 3-piece bathroom with direct access to the over-sized attached garage. The primary bedroom features a walk-in closet and direct access to one of two beautiful sun rooms. Outside is where this property truly shines. Enjoy the large front porch, massive covered rear deck and two sun rooms, creating an incredible extension of the home's living space. The backyard is beautifully landscaped and features a fire pit on a 23-foot circular concrete pad, natural gas BBQ included, two 1,000-litre rain collection tanks and a custom-built shed. The fully developed basement adds even more living space with two bedrooms, each featuring custom touches, plus a large 4-piece bathroom. A dedicated craft room provides the perfect space for hobbies, while the large family room offers a wet bar, bar fridge and one of two natural gas fireplaces. The over-sized attached garage is exceptionally functional with built-in cabinetry, 220 V wiring and a counter top workspace.

Additional updates include a brand-new hot water tank installed May 2026, and a brand new Air Conditioner installed August 2026. This is more than a house—it is a home that has been cherished, thoughtfully maintained and enhanced over the years. A rare opportunity to own a property with this much space, functionality and pride of ownership in the heart of Langdon.