



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**27 Lloyd Crescent NE
Langdon, Alberta**

MLS # A2342771



\$734,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,491 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Other, Oversized, RV Access/Parking		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Back Lane		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Concrete, Vinyl, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: PLAYHOUSE, SHED,

Welcome to this beautiful, renovated bungalow with over 2,630 sq ft of finished space. You will love the vaulted ceilings and luxury vinyl plank flooring as soon as you walk in. The open floor plan is spacious and features large windows and extra windows, letting natural light stream in and offering views of the green, landscaped .25-acre lot. The Kitchen is a cook's dream, with new white Cabinetry, quartz counters, a pantry and a large island that seats 3. There is a natural gas rough-in behind the stove for those who would like to switch to a natural gas stove. The open floor plan allows the family to dine and visit. There's a cozy gas fireplace in the living room that is adequately sized to fit your large furniture set. Sliding doors lead you to an almost full house-length deck facing southwest. A 2-piece bathroom is nearby, as well as the laundry/mudroom, and down the hall are 3 bedrooms and a 4-piece bathroom. The primary bedroom opens with French doors, has a king-size bedroom set, a walk-in closet, and a luxurious soaker tub, private water closet and separate shower. A set of sliding doors is also conveniently located in this room to access the large deck in the back of the home as well. Downstairs is equally spacious, with all-new flooring and paint, plus an extra-large bedroom that could be a student's room or converted into 2 separate bedrooms, one with a walk-in closet. Because there are 2 windows. There are also 2 more walk-in closets in the hall, a 4-piece bathroom and an inviting family/rec room with another gas fireplace. MUCH HAS BEEN DONE TO THIS HOME RECENTLY. NEW FLOORING, NEW CARPET, CEILING, PAINT; OVERSIZED HOT WATER TANK 2023, FURNACE SERVICED 2023, SOME TRIM AND OUTSIDE POSTS CHANGED TO HARDY BOARD AND COMPOSITE PORCH. There's plenty of parking out front and to the side for a trailer, plus

a gate in the back for additional parking. This is a huge lot with much to offer for a family. It's ideally located within walking distance of schools, shops and other amenities. Langdon has a small-town feel and friendly vibe. You'll love the country feel just 20 mins out of Calgary.