



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**11 Wenstrom Crescent NE
Langdon, Alberta**

MLS # A2346382



\$825,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,410 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R!
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: n/a

Triple garage and detached shop on 1/4 acre with room for RV. This property minutes from Calgary was made for you — starting with where you'll put it all. The triple insulated garage is built for a family with a lot going on: vehicles, gear, and yes, the RV. Not enough. A separate 30x20 shop gives you even more room to store, build, or work on whatever you're into. Then there's the atrium — a huge enclosed space made for gathering 3 season gathering . It's the spot where the whole family ends up, no matter what the forecast says. The fully landscaped yard rounds it all out, with a raised bed garden ready for planting and a garden shed to keep things organized. And when it's time for school drop-off, you're just a hop, skip and jump away from Sarah Thompson K to 5 school. Great opportunity for a day home too! The home itself doesn't disappoint either. Over 2,700 sq ft of professionally developed living space, a vaulted-ceiling living room warmed by a fireplace, and a kitchen-dining area that flows right into it. The sun room flexes to whatever you need — dining space, office, or quiet corner. Main floor laundry fits a freezer, and your master retreat holds a king bed with room for a walk-in closet and en suite. Downstairs is bright, not basement-y, with a bedroom and walk-in closet, 4-piece bath, games room, and a family room with a second fireplace and built-in entertainment unit. Small-town living, minutes from the city — with room for everything and everyone.