



GRASSROOTS
REALTY GROUP

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134 Hanson Drive NE
Langdon, Alberta

MLS # A2346871



\$729,900

Division:	Hanson Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,664 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC97
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: LED Outdoor Lighting, Garage Door Opener, Garage Remotes, Mail Keys

Your bungalow dream home in beautiful Hanson Park is ready for you to move right in and enjoy. This meticulously maintained home offers charming curb appeal, spacious open concept living and plenty of outdoor space. A generous tiled front entryway opens into your main living space where you'll be wowed by the high ceilings, exquisite multi toned hardwood flooring and abundance of natural light. In the well equipped kitchen you'll enjoy rich wood toned cabinetry, granite counters, center island with seating, corner pantry and stainless steel appliances. The kitchen opens onto the good sized dining area and comfortable living room complete with cozy gas fireplace with beautiful mantel. The open concept design offers family togetherness for everyday living and seamless flow for easy entertaining. There are 3 bedrooms on the main floor including a large primary with 5 pc ensuite and huge walk in closet. The other 2 bedrooms offer flexibility to suit your needs as kids bedrooms, guest rooms or a home office. They share the main bath. You'll love the convenience of a main floor laundry room complete with a counter for folding, plenty of storage space and a window for natural light. Unleash your creativity and expand your living space in the partially finished basement. Finish it to suit your needs and at your convenience. The huge East facing backyard provides endless possibilities for outdoor living and entertaining. The cozy covered deck just off the dining room is the perfect place for your grill keeping you protected from the elements year round. Relax and enjoy your outdoor living space on the huge lower level deck. And there is still tons of room left for kids and pets to play. You'll appreciate the comfort and convenience of the attached 2 car garage as well as LED exterior lighting. Plus RV parking and the possibility of adding a second

garage are valuable perks that you just don't get in the city. This terrific home in a desirable location really does have it all! And you're going to love living in Langdon with its wonderful quality of life, friendly small town feel, fabulous local businesses, great schools as well as easy access to all the conveniences of the city. Don't miss your chance to call it home.