



GRASSROOTS
REALTY GROUP

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17 Dain Place NW
Langdon, Alberta

MLS # A2347211



\$750,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,673 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Dog Run Fenced In, Front Yard, Pie Shaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Welcome to this spacious 6 bedroom walkout bungalow, tucked away on a quiet cul de sac in the community of Langdon. Set on a large pie shaped lot with an expansive fenced backyard, this home offers plenty of space both inside and out. The main floor features an open concept layout with vaulted ceilings and large windows that bring in plenty of natural light. The kitchen offers maple cabinetry, stainless steel appliances, generous counter space and a large island with seating. Just off the kitchen, the dining area provides access to the upper deck, while the family room is anchored by a warm and inviting fireplace. The main level also includes comfortable bedroom space, including a spacious primary bedroom with a walk in closet and 5 piece ensuite. Downstairs, the fully finished walkout basement adds an impressive amount of additional living space. With large windows, direct access to the backyard and plenty of room for a family room, games area or entertainment space, this level offers flexibility for a growing family. Additional bedrooms and a full bathroom complete the lower level, bringing the home to a total of 6 bedrooms. Outside, the oversized backyard provides plenty of room for kids, pets, entertaining, gardening or simply enjoying the extra space. The upper deck overlooks the yard and offers a great place for barbecuing or relaxing outdoors. With 6 bedrooms, a fully finished walkout basement, vaulted ceilings, fireplace, central air conditioning, generous living areas and a large lot in a quiet cul de sac, this family bungalow offers the space and layout that can be difficult to find.