



GRASSROOTS
REALTY GROUP

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13 Dain Place NW
Langdon, Alberta

MLS # A2349762



\$745,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,983 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Oversized, Parking		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

Rare opportunity! Tucked away at the end of a quiet cul-de-sac, this exceptional 5-bedroom walkout home sits on an incredible $\frac{1}{4}$ -acre south-facing pie-shaped lot backing onto a walking path, offering outstanding privacy, all-day sunshine, and an outdoor lifestyle that's hard to match. The spectacular backyard is designed for entertaining and family living, featuring mature landscaping, massive backyard, a fire pit, two storage sheds, an 80ft RV pad, extra driveway parking, and a 10' x 40' gravel pad—ideal for a future swim spa or additional recreational space. The oversized double attached garage boasts 15-foot ceilings, making it lift-ready, and includes built-in shelving and bike racks. Inside, you'll be welcomed by a spacious foyer leading to a flexible dining room. Birch hardwood flooring flows throughout the main living areas, where soaring vaulted ceilings and a gas fireplace create a warm and inviting family room. The chef-inspired kitchen offers rich cabinetry, a large centre island, walk-through pantry, and patio doors opening onto an impressive 800 sq. ft. deck overlooking the stunning backyard. Stay comfortable year-round with the added benefit of central air conditioning. Upstairs features a bright bonus room, three generous bedrooms, upper-floor laundry, and a spacious primary retreat complete with mountain views, a skylight, walk-in closet, dual vanities, soaker tub, and separate shower. The fully finished walkout basement with 9-foot ceilings includes a large recreation room, two additional bedrooms, a full bathroom, and plenty of storage—perfect for teenagers, guests, or multi-generational living. Enjoy the best of Langdon's small-town charm with schools, parks, growing amenities, and an easy commute to Calgary.

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