



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

21 Hanson Lane NE
Langdon, Alberta

MLS # A2350826



\$589,900

Division:	Hanson Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,011 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, P		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectangular Lot, See		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC97
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: 1 Shed

Welcome to Hanson Park—where refined living meets the warmth and charm of small-town life. Situated on a quiet cul-de-sac, this exceptional three-bedroom home offers an inviting blend of style, comfort, and functionality, with more than 2700 sq. ft. of beautifully developed living space. From the moment you arrive, the home makes a wonderful first impression. The welcoming foyer opens into a bright and spacious living area, where oversized windows fill the room with natural light. The thoughtfully designed kitchen is both elegant and practical, featuring stainless steel appliances, gleaming stone countertops, and an abundance of cabinetry. A convenient walk-through pantry provides exceptional storage and flows seamlessly into the family-friendly mudroom. The main level continues to impress with a comfortable living room centred around a cozy gas fireplace, creating the perfect setting for relaxed evenings with family and friends. Gleaming laminate flooring adds warmth and continuity throughout the principal living spaces. Upstairs, the generously proportioned primary retreat offers a peaceful place to unwind, complete with an elegant five-piece ensuite and spacious walk-in closet. Two additional well-sized bedrooms provide plenty of room for family or guests, while the versatile bonus room offers an ideal space for a home office, media room, playroom, or additional gathering area. The fully developed walkout basement extends the home's living space and opens directly onto the expansive, west-facing backyard. Large windows and abundant natural light create a bright and welcoming lower level, while the walkout leads to a concrete patio where you can relax and take in beautiful evening sunsets. The oversized yard provides ample room for outdoor entertaining, recreation, and enjoying the peaceful surroundings. Adding even more comfort and

convenience, this home is equipped with central air conditioning for effortless summer living. Located in the charming community of Langdon, this home offers the best of both worlds—small-town character, a welcoming community atmosphere, and convenient access to everyday amenities, all just a short drive from Calgary. Beautifully maintained, thoughtfully designed, and ideally situated, this Hanson Park home is ready to welcome its next chapter. Book your private viewing today and experience everything this exceptional property has to offer.