



GRASSROOTS
REALTY GROUP

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13 Hanson Lane NE
Langdon, Alberta

MLS # A2351372

\$824,800

Division:	Hanson Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,670 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC97
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Open house on Saturday, October 17, 10am-1pm and Sunday, October 18, 11am-12.30pm Some homes offer more space. Others offer a better lifestyle. This exceptional walkout bungalow in Langdon delivers BOTH! Welcome to 13 Hanson Lane NE, tucked into a quiet cul-de-sac in Hanson Park on a beautifully landscaped 8,621 sq. ft. lot with over 60 feet of frontage. Offering 1,670 sq. ft. above grade, just over 3,050 sq. ft. of total developed living space, 4 bedrooms and 3 full bathrooms, this move-in-ready home is anything but ordinary. THE GARAGE IS A SHOWSTOPPER! The incredible heated, oversized triple-attached garage features epoxy flooring and 220V wiring, creating the ultimate space for vehicles, hobbies and projects. Inside, a beautifully designed main floor centres around an outstanding kitchen with a massive granite island, gas range, oversized refrigerator, built-in wine rack, pantry and abundant cabinetry. The generous dining area flows into an inviting living room with a gas fireplace, creating an ideal setting for everyday life and entertaining. AND THEN THERE'S THE BACKYARD! Step onto a spectacular west-facing wraparound deck spanning over 700 sq. ft., with room to dine, lounge and take in the sunsets. Stairs lead to another approximately 700 sq. ft. of lower-level decking, complete with a fire pit area and direct access from the walkout basement. Fully landscaped grounds, under-deck storage and a planned 52 sq. ft. storage shed make this outdoor space as practical as it is impressive. The extra-large primary suite is a true retreat, with a luxurious 5-piece ensuite featuring a huge double shower, freestanding soaker tub and dual vanities, plus an incredible 96 sq. ft. walk-in closet. A second main-floor bedroom and full 4-piece bath offer flexibility for family or guests. The functional laundry/mudroom adds granite counters and a dedicated dog wash

station. Downstairs, the fully developed walkout level is made for entertaining. A massive 641 sq. ft. recreation room features built-in ceiling speakers and a custom 90-gallon freshwater aquarium. Two additional well-sized bedrooms with generous closets, a 4-piece bathroom and a spacious utility room with sink and abundant storage complete the level. With its extraordinary garage, nearly 1,400 sq. ft. of combined outdoor deck space, expansive lot and thoughtfully designed interior, this property offers a rare combination of features in Langdon. Beautifully maintained, completely move-in ready and truly a must-see!