



GRASSROOTS
REALTY GROUP

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**1 Crilly Close NE
Langdon, Alberta**

MLS # A2351860

\$600,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,436 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Ceiling Fan(s), Storage Shed

Room to Grow, Space to Gather & a Little Room to Roam! Welcome to a home that offers the space, comfort, and flexibility to make it your own! Situated on a generous corner lot on a quarter acre in the welcoming community of Langdon, this bungalow is full of possibilities, both inside and out. The open-concept main floor features large west-facing living room windows that fill the space with natural light, creating a warm and inviting place to relax or gather with family and friends. The kitchen offers a functional island with seating for casual meals and conversation, along with a pantry for extra storage. Laminate flooring flows throughout the main living areas, with tile in the wet areas and carpet limited to the stairs. Main-floor laundry adds everyday convenience, with plumbing rough-in for a future sink. The primary bedroom features a private ensuite with gold-trimmed shower doors and distinctive gold-accented tile work, bringing a touch of contemporary character to the space. A full main bathroom and two additional bedrooms completes the upper level. Downstairs, double French doors open to a spacious recreation area with a rough-in for a future bar and pool table lighting, perfect for entertaining. Another set of French doors leads to a versatile flex room featuring storage behind the lower wall paneling, illuminated lighting beneath the archways, and plenty of potential for a home office, TV room, hobby space, or additional bedroom (subject to applicable requirements). A convenient two-piece bathroom is already in place, with room to explore adding a shower. Luxury vinyl plank flooring throughout the lower level. Outside, enjoy the large rear deck, generous yard space. With schools nearby and room to enjoy the outdoors, this property offers a wonderful opportunity to put down roots in Langdon and create a home that fits your lifestyle.

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