

\$634,900 - 27 Wilson Road Ne, Langdon

MLS® #A2206404

\$634,900

5 Bedroom, 4.00 Bathroom, 1,581 sqft
Residential on 0.25 Acres

NONE, Langdon, Alberta

Looking for a slower pace, better value for your dollar and plenty of room to live and grow?? This spacious, fully finished family home located on a sprawling 1/4 acre lot in the heart of Langdon's sought after North side is just what you are looking for. This home's charm starts at the covered front porch where you'll love spending time with a coffee in the morning or maybe a glass of wine in the evening. It's the perfect place to get to know your neighbours in this friendly close knit hamlet. Step into the main living area which features a soaring 2 story vaulted ceiling as well as a cozy gas fireplace with stone front. The flooring has been upgraded with luxury vinyl plank flooring that is as durable as it is attractive. The kitchen had a major renovation in 2021 and is finished in beautiful modern colours with cool grey wood grain cabinets, striking white subway tile backsplash and quartz countertops. Built in cabinets in the dining area maximize your storage space and add a cozy farmhouse feel. This level is rounded out with a great size mudroom / laundry room where you'll find more built ins for storage and a pretty little 2 pc powder room. Upstairs you'll find 3 good sized bedrooms including the primary with 4 pc ensuite and walk in closet. The other 2 bedrooms are perfect for kids rooms, office space or guest rooms depending on your needs. They share the main bath. Are your teenagers wanting a space of their own? The fully finished basement has 2 bedrooms, a



nicely finished 3 pc bath and a large recreation area perfect for watching movies, gaming, studying or hanging out with friends. If you came to Langdon looking for more space this place has got it. This fenced 1/4 acre property has tons of parking for RVs, boats, ATVs or just extra vehicles. And you'll be ready for summer entertaining with a large two tiered deck with pergola, tons of open lawn space for kids & pets to play and a storage shed for all of your outdoor gear. Finally, the attached 2 car garage is heated and drywalled with lots of shelving and storage. And, there is 200 amp electrical service to the whole home. You're going to love living in Langdon. This family friendly hamlet offers great schools, quality local businesses, plenty of parks and pathways and the city is an easy commute. Don't be disappointed - book your showing today!

Built in 1996

Essential Information

MLS® #	A2206404
Price	\$634,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,581
Acres	0.25
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	27 Wilson Road Ne
Subdivision	NONE

City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	10
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized, RV Access/Parking
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Gazebo, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	21
Zoning	R1

Listing Details

Listing Office	RE/MAX Key
----------------	------------

deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.