

# \$779,900 - 38 Hanson Drive Ne, Langdon

MLS® #A2234972

**\$779,900**

4 Bedroom, 4.00 Bathroom, 2,398 sqft

Residential on 0.21 Acres

Hanson Park, Langdon, Alberta

LOCATION, BREATHTAKING VIEWS, CONVENIENCE, CAPACIOUSNESS; a blend of all you are looking for. Welcome to this stunning 4 bedroom home nestled on a quiet street! This well thought-out floor plan has two primary bedrooms. As you approach the property, you'll notice the insulated and drywalled double attached garage, perfect for parking and storage. This property boasts numerous upgrades - luxury vinyl plank, quartz, stainless steel appliances, open to below, BBQ gas line, wrought iron railings, high ceilings, and benches. Upon entering the home, you'll be greeted by the open to below, leading to the beautifully designed main floor. LVP flooring flows throughout the living room, office, half-bathroom, dining area, and kitchen, creating a seamless transition between spaces. The kitchen is a culinary delight, featuring built-in stainless steel appliances, quartz countertops, ample cabinet space and a generously sized island, all of which make mealtime a breeze. Enjoy stunning views from the deck, kitchen, and family room, perfect for nature lovers and entertainers alike. Enormous landscaped lot to enjoy those perfect summer nights. A conveniently located half bathroom serves guests. Upstairs, discover a bonus room, perfect for play area. Upper floor bonus room is between the primary bedroom and the other three bedrooms, which gives privacy to the primary bedroom. Enjoy most beautiful morning sunrises, from the primary bedroom, complete with a 5-piece ensuite and a walk-in



closet with benches and custom storage. The 5 piece ensuite has double sinks, a free-standing tub and separate shower. The second primary bedroom has 4 piece ensuite. Convenient upper floor laundry, two additional bedrooms and a 4-piece bathroom complete the upper floor. The unfinished basement offers ample natural light with three windows, awaiting your ideas to finish it up. The property offers a truly ENORMOUS BACKYARD. Imagine hosting summer barbecues and outdoor gatherings under the warm sun or starry night sky. Check out the 3D VIRTUAL OPEN HOUSE TOUR. Hanson Park is a vibrant community in Langdon - offering a perfect balance of quiet rural living with big-city convenience. It is known for its large lots, family-friendly atmosphere, and excellent schools. Langdon has everything you need: nearby golf courses, off leash parks, walking paths, and fantastic local shops and restaurants. Most importantly, Langdon offers the perfect blend of tranquility and convenience, with Calgary just a 15-minute drive away, providing effortless access to urban amenities. Don't miss out on this incredible opportunity to own a piece of paradise! Call your favourite Realtor to book a showing today!

Built in 2022

### **Essential Information**

MLS® #	A2234972
Price	\$779,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,398
Acres	0.21
Year Built	2022

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	38 Hanson Drive Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	9
Zoning	DC-97

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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