

# **\$429,900 - 323 Sandford Place Nw, Langdon**

MLS® #A2254685

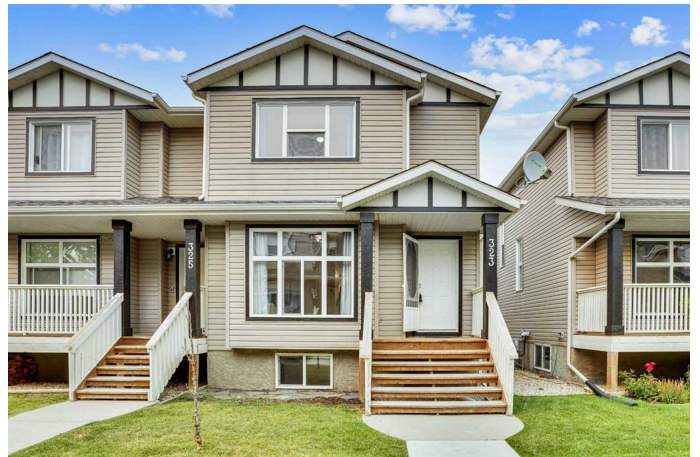
**\$429,900**

4 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.07 Acres

NONE, Langdon, Alberta

Welcome to this beautifully updated 4-bedroom, 2.5-bathroom semi-detached home in Langdon. Offering over 1900 SF of livable space, this fully finished home features newer flooring, an upgraded kitchen, and fresh paint throughout. Step inside to discover a bright and open main floor with large windows that fill the living and dining areas with natural light. The spacious kitchen offers ample cabinetry and granite countertops, making it a perfect space for preparing meals and gathering with family. The adjacent dining area easily accommodates family dinners, while the cozy living room provides a comfortable space to unwind, complete with a corner gas fireplace. Upstairs, you will find three well-sized bedrooms, including a primary bedroom with a spacious walk-in closet. The fully finished basement offers additional living space with a large rec room, perfect for a kid's play area or movie night, a fourth bedroom, a full renovated bathroom, and extra storage! Enjoy summer evenings in the private landscaped backyard, with fresh sod just laid! This space offers room for kids to play or for grilling outside on those perfect summer nights. The double detached garage makes this place the total package. Located in the peaceful and family-friendly town of Langdon, you will enjoy small-town living with easy access to local schools, parks, walking paths, and all amenities while being just a short drive to Calgary. This move-in-ready home offers the space and lifestyle you have been looking for.



Book your private showing today and experience all that this wonderful property in Langdon has to offer.

Built in 2010

### **Essential Information**

MLS® #	A2254685
Price	\$429,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	323 Sandford Place Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Granite Counters, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 5th, 2025
Days on Market	3
Zoning	DC75

## Listing Details

Listing Office	eXp Realty
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