

144 Botsford Street NW
Langdon, Alberta

MLS # A2155353



\$685,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,122 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Heated Garage, Off Street, Over		
Lot Size:	0.42 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, See Remarks,		

Heating:	Forced Air, Natural Gas	Water:	Private, See Remarks
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, See Remarks, Storage		

Inclusions: N/A

Come view this updated, fully developed, air conditioned Bilevel with a large heated double garage located on a huge .42 of an acre lot. Situated on a quiet street just west of Main street and 2 blocks from Tim Hortons, you will totally enjoy the privacy of living on a 140 by 130 ft lot. Step out onto one of the 3 large east facing decks, soak in the outdoor hot tub or sit around the firepit on a hot summer night. Need RV storage, park your trailer in the backyard and invite a few friends over with their tents or trailers. It is like having your own private campground. The 1122 sq ft bilevel is completely renovated, the open kitchen, dining and living room take up 60% of the main floor. Updates include a very large kitchen with loads of cupboards, 2 renovated bathrooms, vinyl windows, a new air conditioning unit as well as a new furnace in 2018. The exterior has a HomeOne permanent technical LED lighting system on both the home and garage. The water tank was replaced in 2023, and get this, a new water pump on your own artesian well. You don't rely on Langdon water, you don't pay for water. That saves you a lot of money. With 4 bedrooms in total, it is ideal for a young family wanting to escape the hustle and bustle of Calgary, but you are 15 minutes away from the ring road and access to any quadrant of the city, Langdon is a vibrant, self-sufficient, thriving town with all the amenities and schools you will need. A new high school is just opening in Langdon and you are less than five minutes to The Track Golf Course. It's like living on an acreage with everything you need in walking distance.