

**144 Bishop Crescent NW
Langdon, Alberta**

MLS # A2164425



\$619,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,711 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Lawn, Many Trees, Underground Sprinklers, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Prepare to be blown away by this exceptional character home in the charming hamlet of Langdon, just a short drive from the vibrant city of Calgary! Welcome to the very family orientated community where construction of a new school in Langdon that will be able to accommodate up to 900 students in grades 7 - 12, with room to expand to 1,004 students in the future. This home is far from your typical new build - it exudes charm and personality from every corner and is sure to leave you speechless. From the moment you lay eyes on the property, you'll be blown away by the expansive lot and the impressive extra-long driveway that can easily accommodate even the largest RVs on the market. And that's just the beginning of the magic! Step through the front door and into the open living area, where the 9-foot ceilings create a sense of openness and grandeur that is simply unmatched. The kitchen is a chef's paradise, featuring stunning granite countertops and a brand new double stainless steel fridge that is sure to impress even the most discerning cook. But the real showstopper is the backyard - step out onto the tiered deck and behold the meticulously landscaped oasis that awaits you. This outdoor paradise is perfect for entertaining, relaxing, and enjoying the beauty of nature right in your own backyard. Upstairs, you'll find three spacious bedrooms, a convenient laundry room, a bonus room, and two full-sized bathrooms. The primary bedroom is a true sanctuary, with large windows that offer breathtaking views of both the front and back yard, as well as a luxurious 4-piece ensuite that will make you feel like you're living in a luxury resort. But the surprises don't stop there - head down to the fully finished basement and discover a 3-piece bath and an oversized bedroom that is ideal for guests or a growing family. And with extras like the built-in irrigation system and

year-round Christmas lights, this home has all the bells and whistles you could possibly want. Don't miss out on the opportunity to make this extraordinary home yours - Langdon is a rapidly growing community with so much to offer, and this is your chance to be a part of it all. Come see for yourself why this home is truly one-of-a-kind and start living the life you've always dreamed of.