

47 Hanson Drive NE
Langdon, Alberta

MLS # A2167503



\$679,900

Division:	Hanson Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,877 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Garden		

Heating: Forced Air, Heat Pump, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Wood Frame

Zoning: DC-97

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Tankless Hot Water

Inclusions: Shed, composters, raised vegetable beds, garden hoses attached to irrigation, garage furnace, queen box spring in lower bedroom.

OPEN HOUSE SATURDAY, SEPT 21, 1:00 - 4:00. Welcome to the sought-after community of Hanson Park, located on the east side of Langdon, just minutes from Calgary! This fully finished 2-storey features 4 bedrooms, 3.5 baths, upper bonus room, and a west-facing backyard that floods the home with natural light. As you step inside, you're greeted by 9-foot ceilings and hardwood floors throughout the main level. The spacious front entry, with its impressive 18-foot ceilings, sets a grand tone upon arrival. The kitchen boasts upgraded maple cabinets, quartz countertops, a center island, stainless steel appliances, and a corner pantry. The open dining area, with large west-facing windows and patio doors, leads to a back deck perfect for enjoying evenings with family. The main level also includes a cozy family room with a gas fireplace, a den, laundry room, and a half bath. Upstairs, you'll find a bonus room, a generous primary bedroom with a 5-piece ensuite and walk-in closet, plus two more bedrooms and a 4-piece main bath—ideal for a growing family. The fully finished basement offers a spacious recreation room, a bedroom, and a third full bath. The oversized garage is insulated and heated! The large backyard offers ample space for a potential detached garage or shop. The exposed aggregate patio and deck provide the perfect setting for BBQs and entertaining guests. The newly installed heat pump provides cooling in the summer, as well as heat in the winter. Bring your family home!