

# \$599,900 - 101 Hanson Lane Ne, Langdon

MLS® #A2206935

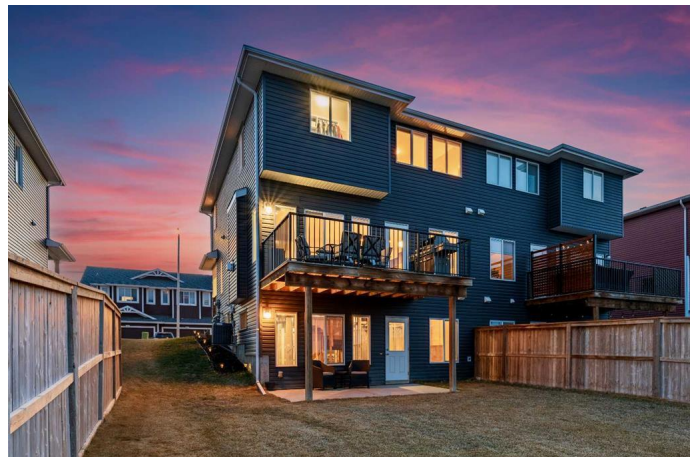
**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,931 sqft

Residential on 0.11 Acres

Hanson Park, Langdon, Alberta

Clean, Stylish and Trendy best describes this gem of a property on this quiet CUL-DE-SAC! Move in ready, this Semi-Detached 2-Storey with walkout must be seen to appreciate all it has to offer. As you pull up outside you will instantly fall in love with its clean and classy curb appeal. Open the front door to 9 ft ceiling, laminate floors and an extremely functional open floor plan. Living room has a cozy GAS FIREPLACE and large windows. The modern kitchen is equipped with quartz countertops, stainless steel appliances, and a spacious walkthrough pantry. Adjacent to the kitchen, the dining area opens onto a large east-facing balcony, perfect for enjoying unobstructed morning sunrises. The main floor also includes a practical mudroom and a convenient half bath. Upstairs, the generous primary bedroom offers a 5-piece ensuite and a large walk-in closet. Two additional bedrooms provide ample space for a growing family, while a versatile bonus room is ideal for entertainment or relaxation. Large windows throughout ensure the home is filled with natural light all day. The walkout basement is roughed-in and framed for a 4-piece bathroom, offering potential for future development. Outside, you will find a concrete patio, perfect for relaxing after a long days work. The double attached garage is insulated and drywalled, with high ceilings suitable for additional storage. The fully landscaped backyard is fenced, with only the side fence and gate pending completion, if you wish. Call today to



book your showing!

Built in 2017

### Essential Information

MLS® #	A2206935
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,931
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	101 Hanson Lane 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	Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Rectangular Lot, Zero Lot Line, Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 19th, 2025
Days on Market	1
Zoning	DC97

## Listing Details

Listing Office	RE/MAX First
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