



**GRASSROOTS**  
REALTY GROUP

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**431 Railway Place SE  
Langdon, Alberta**

**MLS # A2215182**



**\$899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,948 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, No Neigh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-URB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Wallmount, Fridge, Stove, Dishwasher, Shed

Welcome to this exceptional 0.25ac, 2-storey walk-out, perfectly situated on a quiet cul-de-sac and backing onto serene green space in the charming community of Langdon. Offering just under 4,000 sq ft of beautifully developed living space, this home features 6 bedrooms, 5 full bathrooms, and an attached triple car garage &mdash; ideal for growing families or those seeking luxury and comfort. Step into a grand foyer with soaring ceilings and expansive windows that flood the space with natural light. The open-concept design seamlessly connects the living room, chef&rsquo;s kitchen, and dining areas, creating a warm and inviting atmosphere. The kitchen is a culinary dream, showcasing rich wood cabinetry, granite countertops, stainless steel appliances, a large central island, and a separate pantry. The adjacent dining nook is perfect for family meals, while the formal dining room offers ample space for hosting gatherings and celebrations. Upstairs, you&rsquo;ll find four generously sized bedrooms, including two primary suites, each complete with private ensuites and walk-in closets. A versatile bonus loft provides the perfect setting for a family room, home office, or play area. The fully finished, illegal suited walk-out basement expands your living space with a large recreation room, a second kitchen, two additional bedrooms, and a full 4-piece bath &mdash; ideal for extended family, guests, or rental potential. Step outside to your private backyard oasis featuring a spacious deck and patio area, all overlooking peaceful green space with no rear neighbors. The triple car garage is complemented by a massive driveway, offering ample parking for multiple vehicles or an RV. Located just minutes from Boulder Creek Golf Course and with easy access to the mountains, this home is a dream for outdoor enthusiasts. Langdon offers a strong sense of community, fantastic local

amenities, and incredible value &mdash; all while providing a quick, convenient commute to Calgary. This is luxury living at its finest &mdash; don&rsquo;t miss your opportunity to call this beautiful property home. Book your private tour today!