



GRASSROOTS
REALTY GROUP

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**64 Barber Street NW
Langdon, Alberta**

MLS # A2231983



\$869,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,449 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Double Garage Detached, Heat		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC75
Utilities:	-

Inclusions: Garage Heater(s), Garage Opener(s), Garage Remote(s), Mail Key(s), Attached Shelving in Garage, Shed, Humidifier (As Is), Window Coverings (All), Ceiling Fan(s)

This immaculate fully finished and updated bungalow located on a lush and beautiful corner lot on Langdon's popular West side is ready for you to call it home. The curb appeal is second to none with a spacious covered front porch, perfectly manicured garden beds with EZ curb edging and mature trees. Not one but 2 heated garages make this home ideal for running your business from home or just giving you room to work without sacrificing parking space. A bright and sunny home office is ideally located just off the front entrance giving you privacy to work or study from home. You're going to love the gourmet kitchen complete with popular 2 toned cabinetry, arborite counters, gleaming stainless steel appliances, a counter height island with seating and a corner pantry. The great sized dining area boasts large windows and a tray ceiling. You'll love the luxury vinyl plank flooring that is both durable & attractive. Right next to the dining room is the cozy living room with a gas fireplace. Down the hall you'll find your private and luxurious primary retreat. This oversized room offers large windows for lots of natural light, a separate seating area, 4 pc ensuite with soaker tub plus his and hers walk in closets. A 2 pc powder room for guests and convenient upstairs laundry round out this level. The fully finished lower level offers tons of extra space and endless opportunity to expand your living space to suit your needs. Create a cozy TV area, games room, home gym or whatever else you can imagine. 2 big bedrooms plus a full bath make this space ideal for your teenagers or out of town guests to enjoy their privacy. Make the most of your summer in this incredible fully fenced backyard. A huge deck gives your multiple living areas for dining and relaxing. Plus there is a terrific exposed aggregate patio, RV parking with room for 2 trailers, a fire-pit area and storage shed.

This amazing home offers tons of little extras including a bathroom and LED lighting in the detached garage, new siding in 2024 and tinted windows on the East/South facing sides. This home has so much to offer inside and out. Make sure to book your showing before it's gone.