



**GRASSROOTS**  
REALTY GROUP

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**37 Thomas Street NW**  
**Langdon, Alberta**

**MLS # A2233915**



**\$824,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,530 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Oversized, RV Access		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Garden, Gazebo, Landscaped, Rectangular Lot, Tree		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Shelving, Projector / Screen, Playhouse		

An Entertainer's Dream in the Heart of Langdon with 2 HOME THEATRES! Set on a generous 0.26-acre lot, this stunning property is built for year-round enjoyment and effortless entertaining. Whether you're hosting summer BBQs, cozy winter gatherings, or family celebrations, this home has it all. Step inside to an inviting open-concept layout that flows beautifully from the kitchen to the living and dining areas—all overlooking the expansive backyard. Oversized windows flood the home with natural light, creating a warm and welcoming atmosphere throughout. Upstairs, you'll find a breathtaking bonus room with vaulted ceilings, perfect for movie nights, a play area, or simply unwinding in style. At the heart of the outdoor oasis is a gorgeous pergola / sunroom featuring four separate heat sources, allowing you to entertain comfortably in every season even in Alberta's -40. The two-tier composite deck overlooks a fully landscaped backyard that offers ample space for guests, games, or just relaxing under the stars. Gardeners will love the raised garden beds, and kids (or kids at heart) will enjoy the fully finished playhouse—insulated, heated, and powered for year-round use. There is a 42 foot driveway, additional 61 feet of RV, boat, heavy equipment parking on side of house with front street access and additional car parking under the deck. Inside, the home is thoughtfully upgraded for comfort and peace of mind. Safe and Sound insulation in all interior walls ensures privacy and quiet throughout. The oversized double garage features a 9' door and 12' ceilings and fully insulated, ideal for storage, a workshop, or recreational vehicles. The roof is rubberized malarkey shingles with a warranty till 2040. There is also a 16,000-watt Generac automatic generator keeps the entire home powered no matter the weather. You truly won't find

another property like this!