



GRASSROOTS
REALTY GROUP

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109 Mcdougall Place NW
Langdon, Alberta

MLS # A2235186



\$769,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,453 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Double Garage Detached, Gara		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Level, Rectangular Lot, Treed,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Garage Heater, TV Wall Mounting Brackets

Pride of ownership is evident from the moment you pull up to the front of the property, located in a quiet, family friendly cul-de-sac! The beautifully landscaped front yard leads you through to the front walkway up to the covered front porch, the perfect place to relax having a morning coffee or an evening glass of wine. Open the front door to vaulted ceilings and updated laminate flooring throughout the main level. Large, sun-soaked South facing windows fill the main level with natural light! Large living room with a gorgeous floor to ceiling rock fireplace feature and mantle. Nicely updated kitchen with new quartz counter-tops and stainless steel appliances. Functional kitchen with center island, computer desk area and a large walk-in pantry. Completing the main level you will find a large Primary Bedroom with updated 3 pc Ensuite, 2 other spacious bedrooms and the main 4 pc bath. Downstairs has a brand new concrete slab with rebar under the recently renovated basement! The lower level boasts at large flex/ gym area, large Recreation Room, the 4th and 5th Bedrooms plus the Utility Room with plenty of storage and the new(er) stackable Washer and Dryer. Front heated and insulated Double Attached Garage is ideal for those cold winter nights, the back yard Double Detached Garage is perfect has a workshop or additional storage, if you are using it to rebuild your dream project car! The back deck is all maintenance free and is large enough to gather with all your family and friends. The fully fenced backyard has what maybe the greenest grass in town, all thanks to the irrigation system. You will not want to miss this opportunity, first time ever offered for sale by the original owners. Call today and schedule your own private viewing now!