



GRASSROOTS
REALTY GROUP

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**23 Barber Street NW
Langdon, Alberta**

MLS # A2254849



\$719,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,835 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Heated Garage, Insulated, Tandem, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)		

Inclusions: shed, audio system i basement, garage cabinets

Welcome to the Perfect Family Home – Style, Space & Comfort for Everyone! This beautifully maintained and thoughtfully designed home is sure to impress every member of the family. From the moment you step inside, the open-concept layout welcomes you with warmth and space, ideal for both daily living and entertaining. At the front of the home, a spacious sun-filled office provides the perfect place to work or study, featuring large windows that let in plenty of natural light. Gorgeous hardwood flooring flows throughout the main level, enhancing the sense of elegance and continuity. The heart of the home – the chef’s kitchen – will delight with its abundance of cabinetry and counter space, along with upscale newer appliances, including a premium induction oven. Whether you're preparing a family dinner or hosting friends, this kitchen is built to perform. The cozy yet sophisticated living room offers a stunning fireplace flanked by custom built-in shelving – perfect for displaying your cherished memories and treasures. Upstairs, retreat to the expansive primary suite, complete with three oversized windows, a generous walk-in closet, and a luxurious 4-piece ensuite. Two additional well-sized bedrooms offer comfort and flexibility for family, guests, or hobbies. The fully finished basement adds even more value, featuring a large recreation space, fourth bedroom, full 4-piece bathroom, and versatile areas for a games room, home gym, or movie nights. And yes, all permits are in place. Step outside to your west-facing backyard oasis, where a spacious deck and huge yard provide endless possibilities – from relaxing evenings to hosting summer gatherings. And for the garage enthusiast, this one is unmatched – a tandem triple garage, fully finished and heated, complete with polysparitic flooring, 220V power, built-in cabinetry,

air compressor, and fridge. You'll be the envy of the neighborhood! Additional highlights include: Central air conditioning, Integrated home audio system, Reverse osmosis water system in the kitchen, Newer roof, Newer Sump pump, Upgraded washer & dryer, freshly painted with modern colors. Don't miss the chance to make this incredible home yours – schedule your showing today and experience the perfect blend of style, function, and comfort!