



GRASSROOTS
REALTY GROUP

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**231 Railway Close SE
Langdon, Alberta**

MLS # A2267585



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,757 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-URB
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Office Furniture, Theatre Seating, Security Cameras.		

****OPEN HOUSE SUNDAY NOV 9th 12-2PM**** Welcome to your custom DREAM HOME, perfectly backing onto tranquil GREENSPACE in Langdon! ****This stunning bungalow offers over 3,400 sq. ft. of exquisitely finished living space, complete with a fully developed WALKOUT BASEMENT and a HEATED IN-GROUND POOL! Situated on a quiet street, this 0.23-acre property is fully landscaped with UNDERGROUND SPRINKLERS and the ultimate backyard OASIS! ****At the heart of the home, the GOURMET KITCHEN features pristine white cabinetry, granite countertops, a spacious island with built-in microwave and wine storage, plus a butler's pantry, convenient mudroom, and stylish half bath. Need a break from cooking? Step out onto one of TWO SUN-FILLED SOUTH-FACING BALCONIES, perfect for morning coffee or evening cocktails. ****The living room makes a striking impression with its soaring 2-STOREY FLOOR TO CEILING WINDOWS and a gorgeous STONE-SURROUND FIREPLACE. Rich HARDWOOD flooring flows seamlessly through the open-concept kitchen, dining, and living areas, creating warmth and elegance. ****Host memorable gatherings in the formal dining room, enhanced by SOARING 10' CEILINGS and elegant lighting. ****The primary suite is a luxurious retreat, offering a SPA-LIKE 5PC ENSUITE with HEATED FLOORS, a SOAKER TUB, expansive DUAL SHOWER and a custom walk-in closet. From here, step out onto your SECOND sun-filled south-facing balcony where BREATHTAKING VIEWS set the stage for relaxing evenings. ****The walkout lower level is equally impressive, showcasing ACID-ETCHED HEATED FLOORS, a FULL WET BAR, and a state-of-the-art MEDIA ROOM complete with THEATRE SEATING. Two additional bedrooms, a 3-piece bath, oversized laundry room, and a SPACIOUS

PRIVATE OFFICE provide comfort and versatility. Step outside to the beautifully landscaped BACKYARD with cement patio, IN-GROUND POOL and no rear neighbours—perfect for poolside entertaining. **The triple-car garage with IN-FLOOR HEATING ensures practicality, luxury and convenience. **Love where you live—summers by the POOL, winters by the FIRE, and a truly amazing home built for FAMILY gatherings or entertaining! Don't miss this AMAZING opportunity!**