

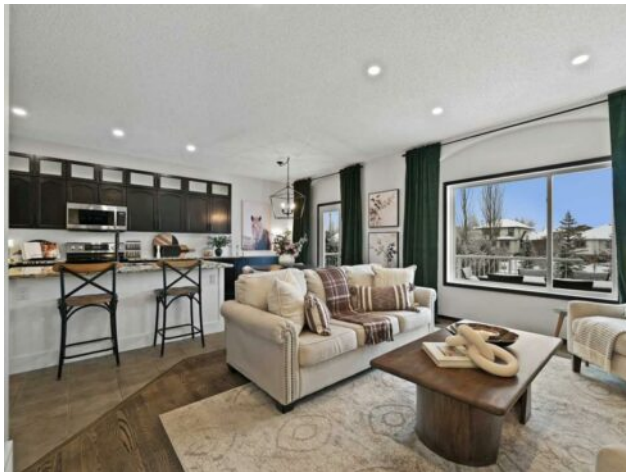


GRASSROOTS
REALTY GROUP

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103 Copeland Close NW
Langdon, Alberta

MLS # A2269278



\$709,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,761 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Square Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Storage Shelving in Garage

Welcome to this Beautifully Updated Home on a Quiet Cul-de-sac in the Charming Community of Langdon! Situated on nearly a $\frac{1}{4}$ -Acre Lot Backing onto Green Space, this Property offers Privacy, Space, and Small-Town Living at its Best. The Bright, Open-to-Above Entryway and Fresh Paint create a Modern, Inviting Feel. The Open-Concept Main Floor features a Spacious Living Room, Dining Area, and Updated Kitchen with Stainless Steel Appliances, Granite Countertops, a Large Island, and plenty of Cabinetry. A Main-Floor Office, 2-piece Bath, and Mudroom complete this level. Upstairs, the Primary Suite is set apart for Privacy and includes a 4-piece Ensuite and Walk-in closet. A central Bonus Room with Flex Area leads to Two Additional Bedrooms, a Full Bath, and convenient Upper Laundry. The Lower Level is Partially Developed with a Completed 4-piece Bath and a Walk-Up Entrance to a Patio. With three Large Windows, this space is Bright and Ready for your Finishing touches. The Heated, Painted, and Tiled Garage is a Standout Feature, along with New Siding (2022), New Garage Door and Opener (2022). The 0.21-Acre Yard is Beautifully Landscaped with a Large Deck, Fire Pit Area, Mature Trees, and a Large Storage Shed. A Covered Dog Run extends from the garage and can double as covered storage. An 80-ft Gravel Driveway provides Ample Parking for Trailers or Guests. Langdon offers Small-Town Charm, Great Schools, and Convenient Access to Calgary and nearby Amenities. Don't miss this Incredible Opportunity to own a Beautiful Home in this Welcoming Community!