



**GRASSROOTS**  
REALTY GROUP

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**21 Mckinnon Street NW  
Langdon, Alberta**

**MLS # A2274079**



**\$700,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,878 sq.ft.  | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                      |               |                   |
| <b>Lot Size:</b> | 0.17 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Landscaped, Lawn, Level, Yard Lights |               |                   |

**Heating:** Fireplace(s), Forced Air, Wood

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Granite Counters, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC75

**Utilities:** -

**Inclusions:** Negotiable: Wall Mounted TV Bracket(s)

Welcome to this fully finished two-storey home in the sought-after community of Langdon, Alberta, just fifteen minutes east of Calgary. Nestled on a generous 0.17-acre corner lot in a quiet, established neighbourhood and positioned directly across from a tot park, this 1,878 sq ft residence immediately invites you into a lifestyle of space, light and comfort. From the moment you arrive you'll be captivated by the thoughtfully maintained landscaping and the home's undeniable curb appeal. Stepping inside through the front door you're greeted by a large foyer and enter into the home on its hardwood flooring that continues throughout the main level. Its cozy living room is anchored by a wood fireplace, perfect for the upcoming winter nights. The open kitchen features an eating bar, granite countertops, stainless-steel appliances and a side pantry. Kitchen flows seamlessly into the dining room which opens via patio doors onto a spacious south-facing deck—perfect for barbecues, relaxing outdoors or entertaining friends and family under the open sky. As you head upstairs you will arrive at the large bonus/theatre room, perfect for movie nights with family and friends. The second level continues with a generously sized primary bedroom, complete with a five-piece ensuite and large walk-in closet, as well as two additional well-appointed bedrooms, the main four-piece bath, and a conveniently located upper-level laundry room that makes daily life easier. Downstairs you will find a 4th bedroom, a three-piece bathroom, large rec room and ample storage space, ensuring you have room to grow or accommodate guests comfortably. Outside the large fully fenced yard provides a private sanctuary for play, storage or potential RV parking. The Double Attached Garage is 21 x 22 ft. Note: Carpets are at the end of life. Why choose Langdon? With its

peaceful village atmosphere and short commute to Calgary, this growing hamlet offers the best of both worlds: abundant parks, walking trails, schools (including a brand-new high school nearby) and local amenities like shopping and dining, all within a friendly, growing community. Don't miss this exceptional opportunity—call today to schedule your private viewing and discover how this home could be the perfect place for your next chapter.