



GRASSROOTS
REALTY GROUP

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5 Henderson Bay NE Langdon, Alberta

MLS # A2275590



\$829,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,947 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Quad or More Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-URB
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: TV & Bracket in Detached Garage, TV and Bracket in Attached Garage, TV Bracket over Main Floor Fireplace, TV Bracket in Basement Rec Room, Garage Shelves and Cabinets

~ DETACHED QUAD GARAGE ~ 1/4 ACRE LOT ~ Welcome to 5 Henderson Bay in Langdon, a thoughtfully upgraded home set on a 1/4 acre oversized lot that offers space, comfort, and standout functionality inside and outside! Curb appeal shines with a modern composite front porch and back deck, completed with custom railings and gate, creating an inviting space to relax and enjoy the neighbourhood. Inside, the open-concept main floor is bright and welcoming, with Windowmart windows (2022) flooding the home with natural light and improved efficiency, complemented by upgraded attic insulation brought to R50. The living room is anchored by a gas fireplace featuring a newly completed surround and mantle, flowing seamlessly into the dining area with easy access to the backyard for indoor-outdoor living. The kitchen is designed for both everyday use and entertaining, offering generous counter space, pantry storage, under-mount cabinet lighting, and updated appliances including a Samsung dishwasher with transferable extended warranty. A private main-floor office with French doors and a large front-facing window adds flexibility, while the spacious laundry room includes a sink, built-in storage, and a convenient chute from the primary closet, paired with a powder room and direct access to the attached garage. One of the true highlights of this property is the garage setup: the attached double garage is heated with gas forced air and features recently replaced man doors, while the impressive detached dream garage offers over 800sq ft of space, including room for 4 vehicles, extensive shelving and cabinetry, gas forced air heat, and in-floor slab heating powered by a boiler—perfect for year-round use. Upstairs in the home, the primary bedroom comfortably fits a king-sized bed and features a ceiling fan, walk-in closet with built-in shelving, and a spa-inspired

ensuite with soaking tub and walk-in shower. Two additional bedrooms, each with ceiling fans, share a full bathroom. The open stairwell and custom interior railing create a bright, airy connection to the main floor below. The fully finished basement extends the living space with stair lighting for safety, a bar area complete with included bar fridge, fresh paint throughout, and multiple large areas ideal for a family room, home gym, or hobby space, along with a den and a 3-piece bathroom. Comfort and efficiency continue with a new furnace and A/C installed in August 2024, a Kinetico water softener with full water filtration and reverse osmosis system, and a B-hyve smart watering system to support the expansive yard. Located in Langdon, this home has all the benefits of a family-friendly community with small-town charm and strong sense of connection, while still offering quick and convenient access to Calgary for work or recreation. Residents enjoy excellent local schools, daycares, parks, playgrounds, and extensive pathways that encourage an active, outdoor lifestyle. Langdon living is a dream come true; come see for yourself!