



**63 Besse Avenue NW
Langdon, Alberta**

MLS # A2277641



\$619,900

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,887 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Lawn, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | DC75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), French Door, Kitchen Island, Laminate Counters, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Shed(s), Living Room TV, Central Vacuum and Attachments are included AS-IS, Washing Machine is AS-IS

Welcome to 63 Besse Avenue, ideally situated on a quiet, family-friendly street just steps from a children’s playground—an excellent setting for young families looking to enjoy small-town living while remaining close to the city. Recent exterior siding updates enhance the curb appeal as you arrive, setting the tone for what’s inside. The main level welcomes you with hardwood flooring and freshly painted, neutral tones throughout. A large front office with French doors is perfectly positioned near the entry, offering an ideal work-from-home space or quiet study area. The kitchen is designed with both function and family life in mind, featuring stainless steel appliances, a large island with raised eating bar, corner pantry, and beautifully stained oak cabinetry. The spacious dining area easily accommodates large family gatherings or celebrations with friends. Just off the dining space, the bright, south-facing living room is filled with natural light and anchored by a cozy gas fireplace—perfect for winter evenings. Upstairs, the generous primary bedroom includes a walk-in closet and an updated ensuite highlighted by a newly tiled shower. Two additional well-sized bedrooms complete the upper level, offering comfortable space for growing children. The lower level is partially finished, with framing already in place for a large 10’ x 20’ bedroom, a full four-piece bathroom, and additional unfinished space ready for your future family room or flex area. Step outside to the expansive, south-facing deck and backyard—an ideal outdoor space for kids and pets to play, and one of the many reasons families love Langdon living. This welcoming community offers three schools, including a brand-new high school, along with a growing selection of shops, restaurants, medical services, and everyday conveniences. Enjoy the peaceful lifestyle Langdon

provides, just minutes east of Calgary. Book your private showing today and see why so many families are choosing to call Langdon home.