



**22 Hanson Drive NE
Langdon, Alberta**

MLS # A2281881



\$909,000

Division:	Hanson Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,405 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind, Paved, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-97
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: refrigerator, microwave, wall oven, gas cook top, hood fan, washer, dryer, central air conditioning, pergola on deck, garage remote, security system hardware

Are you looking for the perfect home that feels like an acreage, but is located right in town? This is it. Set on a large 0.2 acre lot, this customized home offers exceptional space, thoughtful upgrades, a front attached garage, and a 180-foot concrete driveway leading to an impressive detached SHOP — a rare combination in an in-town setting. This 5 BEDROOM, 4.5 BATHROOM home features a highly desirable layout, including DUEL PRIMARY SUITES ON UPPER LEVEL each with own ensuite, for a total of 4 bedrooms up plus bonus room, making it ideal for multi-generational living, extended family, or guests. The main primary ensuite is thoughtfully designed with a spacious 60” shower and a freestanding tub, offering a private retreat. Extra care and expense was made to ensure all areas of the home have matching granite countertops. The kitchen was changed extensively from builder plans to boast more counterspace, extended 40” kitchen cabinetry, and professional-grade appliances. The spacious pantry was also a blueprint change that you won't find anywhere else in this Model. Working from home is a dream in the spacious main floor office with custom cabinetry. The home is also equipped with central air conditioning for year-round comfort. Additional built-ins were added to the base plan to elevate everyday living including custom cabinetry and bench at the garage entry, a built-in TV stand, upgraded laundry shelf and storage, and fully customized walk-in closet organizers. The fully developed basement provides excellent additional living space, perfect for family use, guests, or recreation. Outside, the property truly shines with thoughtfully designed spaces for both privacy and entertaining, including a poured concrete front patio and an oversized rear deck with pergola, ideal for hosting, relaxing or watching the Northern Lights

at night and sunrises in the morning. In addition to the detached double garage, the 28' x 26' shop with 10' interior height is built on an 8' concrete pad with curb wall, fully insulated and wired, featuring storage trusses and OSB-sheeted walls, making it ideal for hobbyists, trades, or a home-based business. This is a gorgeous, well-planned home that delivers on layout, upgrades, and functionality, all within a welcoming small-town community, offering the space of an acreage with the convenience of being right in town. Langdon is a growing town with two elementary schools and a new high school. All just a short drive east of Calgary! Come experience space, clean air, and small town feel!