



**37 Thomas Street NW
Langdon, Alberta**

MLS # A2284225



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,530 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Oversized, RV Access		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Gazebo, Landscaped, Rectangular Lot, Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/a		

Set on a sprawling 0.26-acre lot, this showpiece property is designed for effortless entertaining in every season by delivering space, comfort, and versatility at every turn. Step inside to a bright, open-concept main floor where the kitchen, living, and dining areas connect seamlessly and overlook the expansive backyard. Oversized windows pour in natural light, creating a warm, welcoming atmosphere throughout. Upstairs, a stunning vaulted bonus room with 12' ceilings offers the perfect space for movie nights, a play zone, or simply relaxing in style. Safe & Sound insulation throughout the interior walls enhances privacy and quiet. Outside, the backyard feels like a private retreat. A beautiful pergola/sunroom with four independent heat sources so that it can be enjoyed year-round—even in Alberta's -40. The two-tier composite deck overlooks a fully landscaped yard. Raised garden beds await green thumbs, while the fully finished playhouse is insulated, heated, and powered. Parking is exceptional with a 42-foot driveway, plus an additional 61 feet of RV, boat, or heavy equipment parking along the side with front street access, and extra covered parking beneath the deck. The oversized double garage features a 9' high & 18' wide door with 12' ceilings, and full insulation. Durable rubberized Malarkey shingles come with warranty coverage through 2040, and a 16,000-watt Generac automatic generator keeps the entire home powered no matter the weather.