



**111 Copeland Close NW
Langdon, Alberta**

MLS # A2292698



\$735,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,424 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	HR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Central vac and attachments and water softener-as is, shed		

Experience the ultimate in bungalow living at 111 Copeland Close, where a premier location meets an expansive, private retreat. Perfectly situated at the end of a quiet, family-friendly cul-de-sac, this custom-built residence sits on a massive .20-acre lot that flows directly into a serene greenspace. This walk-out design maximizes its outdoor connection, offering a large covered upper deck and an expansive lower patio designed for those who value privacy and nature. The interior is a masterclass in custom design, defined by soaring ceilings and rich Pacific Walnut hardwood throughout the open-concept main floor. The heart of the home has been elegantly elevated with brand-new quartz countertops in the kitchen and all bathrooms. For the modern chef, the kitchen is a true centerpiece featuring custom Hickory cabinetry paired with walkthrough pantry and a newer appliance package, highlighted by a high-performance induction stove, fridge, and dishwasher. Descending to the bright, sun-drenched walk-out basement, you will find an expansive living area that doubles your functional space. This level features a second gas fireplace for cozy movie nights, a dedicated home gym or storage area, and 2 additional bedrooms (one currently being used as laundry room can be reversed to its original location on the other side of the wall). Beyond the aesthetics, this home offers total peace of mind with significant mechanical updates including a newer furnace (2020), hot water tank (2022), and a stunning newer garage door (2021). From the built-in speaker system to the central air conditioning and charming front veranda, every detail of this "10/10" property has been meticulously curated for the discerning buyer.