



**104 Cowan Street NW
Langdon, Alberta**

MLS # A2292852



\$690,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,428 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island		

Inclusions: N/A

Drive a Little Save a LOT! Ideal for Families A well maintained 4 bedroom 2.5-bathroom home in one of the established quieter neighbourhoods of Langdon. Non smoking and no pets in this 2 floor home with a developed basement, attached garage and paved driveway. All 4 bedrooms and both full bathrooms are upstairs, with the main floor consisting of a kitchen, dining room, living room and front foyer both with vaulted ceilings. Off the kitchen is a quiet living area with a wood burning fireplace and built in bookshelves. Laundry and half bathroom are also on this level. Bright and spacious interior complete with major appliances. The exterior has Hardie Board siding and a fully fenced back yard. Enjoy the multi-level back deck where you can see the shed, a fire pit and a concrete trailer parking pad that boasts drive thru access to it. This corner lot has mature trees and is located walking distance from the grocery store and the new high school. Four bedrooms on the same level create a layout that supports family life exceptionally well. Parents can keep young children close at night. Older kids still enjoy privacy without being isolated on another floor. It simplifies bedtime routines, morning prep, and general household flow. Flexibility for Changing Needs A four-bedroom upper floor adapts as life evolves. Nursery ? toddler room ? teen room ? guest room Space for a home office without sacrificing sleeping areas Room for multigenerational living if needed. .Better Supervision and Safety Keeping all bedrooms together makes it easier. Higher Resale Appeal Strong demand among families, especially in suburban markets living and working in Strathmore and Wheatland County. Rockyview County. Calgary Homes with 4 bedrooms upstairs often sell faster because they're rare and highly functional. Increases perceived value—buyers see it as a

long-term family home. Fully Developed Basement. Recreation Area. Workshop. Hobby Space. Main Floor Family Room with Fireplace and Main Floor Laundry Room with Sink. Vaulted Ceilings. Kitchen Island. Formal Dining Room Area. RV PARKING. Paved Pad. Drive thru.