



**27 Henderson Road NE
Langdon, Alberta**

MLS # A2296916



\$649,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,649 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.25 Acre		
Lot Feat:	Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-URB
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Pantry, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this beautifully updated family home located in the heart of Langdon, offering the perfect blend of space, comfort, and modern efficiency. Situated on a MASSIVE 10,890 SF LOT, this property provides exceptional outdoor space rarely found, with room for kids to play, gardening, entertaining, and even convenient RV parking. Inside, you’ll find over 2,200 sq ft of thoughtfully designed living space, ideal for growing families. The main floor features SOARING CEILINGS and large windows that flood the home with natural light, creating a bright and inviting atmosphere throughout. The functional layout flows seamlessly from the living room into the dining area and updated kitchen, making it perfect for both everyday living and entertaining. The kitchen has been refreshed with NEW QUARTZ COUNTERTOPS IN 2026 and offers plenty of workspace and storage. Recent updates throughout the home include NEW CARPET IN 2025 and beautifully UPDATED BATHROOMS IN 2025, providing a clean, modern feel. Upstairs, you’ll find spacious bedrooms including a comfortable primary retreat with walk in closet and four piece ensuite, while the overall layout offers flexibility for family living. Major upgrades have already been taken care of, including a NEW ROOF IN 2021 and SOLAR PANELS INSTALLED IN 2022, helping reduce long-term energy costs and improve efficiency. The home also features CENTRAL AIR CONDITIONING perfect for staying cool during those hot Alberta summer days. Step outside and enjoy the expansive backyard complete with a CHARMING CHILDREN'S PLAYHOUSE, making it an ideal space for families. With plenty of room for outdoor living and future possibilities, this yard truly sets the home apart. Located in the welcoming community of Langdon, you’ll enjoy a quieter pace of life while still being just a short drive

to Calgary. Families will appreciate being close to Sarah Thompson School (K–4), Langdon School (5–9), and Hugh Sutherland School (Grades 5–12). Everyday amenities are just minutes away including Langdon Crossing Shopping Centre, The Track Golf Course, local parks, pathways, and a variety of shops, restaurants, and services that make Langdon such a desirable place to call home. This is a fantastic opportunity to own a move-in ready home with significant upgrades, a huge lot, and all the features today’s buyers are looking for.