



**45 Hanson Hollow NE  
Langdon, Alberta**

**MLS # A2299291**



**\$849,900**

<b>Division:</b>	Hanson Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,003 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	DC97
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

[OPEN HOUSE THIS SATURDAY - APRIL 11 - 2PM TO 4PM] MASSIVE 30x32 FT SHOP!! HUGE PIE-SHAPED LOT (8712 SF)!! DOUBLE ATTACHED HEATED GARAGE!! RV DISPOSAL IN BACKYARD!! A/C!! PERMANENT SMART CHRISTMAS LIGHTS ON HOUSE & SHOP!! NEW HOT WATER TANK!! GAS LINE FOR BBQ!! Step into a thoughtfully designed main floor featuring a dedicated office space with its own separate side entrance &mdash; perfect for a home business or private workspace. The office also includes a convenient sink setup. The main living area flows seamlessly into the kitchen, dining, and living spaces. The kitchen offers a functional layout with an island and pantry, while the dining area provides direct access to the backyard deck. The living room stands out with a beautiful tiled fireplace, adding warmth and character to the space. You&rsquo;ll also notice new LVP flooring throughout the main floor and new tile in the entrance, giving the home a fresh and modern feel. Upstairs features 3 well-sized bedrooms including a spacious PRIMARY BEDROOM with a walk-in closet and a 5PC ENSUITE. The remaining two bedrooms are generously sized and share a 4PC BATH. Convenient upstairs laundry completes this level. The basement offers additional living space with a cozy family area featuring a fireplace, a large rec room, and a 3PC BATH&mdash;ideal for entertaining or relaxing. Basement has Murphy Bed as well. One of the biggest highlights of this property is the incredible 30x32 FT SHOP equipped with a 16 FT WIDE & 10 FT HIGH DOOR and a 20 FT TUBE HEATER&mdash;perfect for projects, storage, or hobby use. The double attached garage is also heated, and the home includes CENTRAL VACUUM for added convenience. Outside, enjoy a HUGE PIE-SHAPED LOT (8712 SQFT) with a backyard that is mostly

concreted, complemented by planters and mature aspen trees, along with a front & back sprinkler system and stylish pergolas with sunshades—designed for low-maintenance and comfortable outdoor living. Setup for HOT TUB done as well. THIS PROPERTY COMBINES SPACE, FUNCTIONALITY, AND UNIQUE FEATURES THAT ARE HARD TO FIND—DON'T MISS IT!!