

\$849,999 - 115 Hanson Drive Ne, Langdon

MLS® #A2200726

\$849,999

4 Bedroom, 4.00 Bathroom, 1,917 sqft
Residential on 0.23 Acres

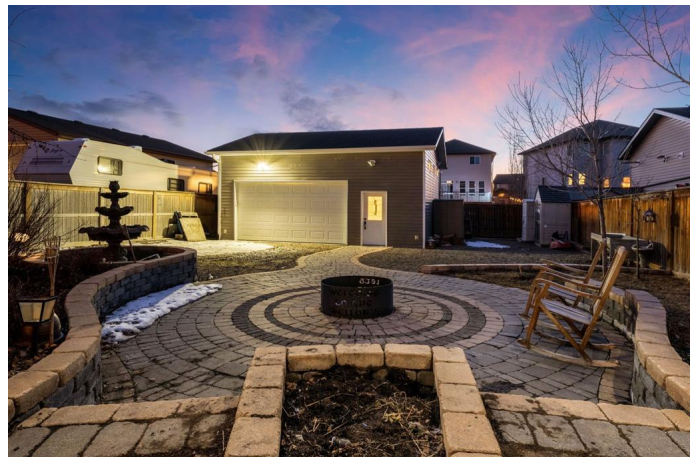
Hanson Park, Langdon, Alberta

Welcome to 115 Hanson Drive, a haven for enthusiasts seeking ample space. This exceptional property boasts ****two separate, oversized, heated garages****, perfect for a backyard workshop and storing recreational vehicles.

Open the door to hardwood floors gracing both, the main and upper levels, enhancing its timeless appeal. The kitchen, ideal for a growing family, features a spacious island with quartz countertops, abundant cabinetry, and a walkthrough pantry for additional storage. Adjacent to the kitchen, a large dining area with patio doors leads to an expansive deck and patio, perfect for gatherings. The cozy living room, centered around a gas fireplace, invites relaxation. Completing the main level are a half bath and a generous mudroom off the attached heated garage which measures in at 21'6" X 23'0".

Ascending hardwood stairs, the second floor reveals a bonus room illuminated by large windows and a side flex space, suitable for a small office or den. Conveniently located off the bonus room is the laundry area. The primary bedroom boasts a five-piece ensuite and walk-in closet, while two additional bedrooms and a four-piece bath complete the upper level.

The fully finished basement with 9 foot ceilings is designed for entertainment, offering a



spacious recreation or games room, a fourth bedroom, and another four-piece bath. Outside, the backyard showcases a beautiful brick patio leading to an outdoor hot tub (included as-is). The dream detached garage is powered with 220V and 110V, it is heated, and includes a mezzanine for optimized storage, with ceilings reaching 14 feet at the peak of vault and 10 feet at the lowest point.

This property is a must see! Call today to schedule your private viewing.

Built in 2011

Essential Information

MLS® #	A2200726
Price	\$849,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,917
Acres	0.23
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	115 Hanson Drive Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	8
----------------	---

Parking Double Garage Attached, Double Garage Detached, Front Drive, Garage Faces Front, Heated Garage, Oversized, Workshop in Garage, 220 Volt Wiring, Additional Parking, Concrete Driveway, Garage Door Opener, Gravel Driveway, Insulated, Parking Pad, RV Access/Parking

of Garages 4

Interior

Interior Features Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Lighting

Lot Description Back Yard, Gazebo, Landscaped, Level, Rectangular Lot, Street Lighting, Yard Lights

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2025

Days on Market 36

Zoning DC-97

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.