

**231 Railway Close SE  
Langdon, Alberta**

**MLS # A2231928**



**\$989,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,758 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, S		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Wet Bar		

**Inclusions:** pool equipment, underground sprinklers, shed

Welcome home to LUXURY in LANGDON! Over 3200 square feet of custom living in this stunning bungalow with a fully developed walkout basement and heated pool! The gourmet kitchen showcases stunning white cabinetry, granite countertops, a spacious island with a built in microwave and wine storage. Host unforgettable dinners in the elegant dining room with its soaring 10' ceiling. The primary bedroom is a true couples' retreat, featuring a luxurious 5-piece ensuite with in-floor heating, a soaker tub, huge dual shower, and a large walk in closet with custom organizers. Step out to one of the south-facing covered decks, featuring privacy glass and breathtaking mountain views, perfect for a relaxing evening or stargazing. The lower level is a showstopper, boasting acid-washed floors with in-floor heating. Gather at the bar for the big game or enjoy a movie in the fully equipped media room. Step outside to your stunning backyard, complete with a cement patio, perfect for poolside gatherings. Guests staying overnight? No problem—two additional bedrooms and a 3-piece bath on the lower level are ready to accommodate. Work from home?—this home has the space to accommodate work from home with balance and privacy in the huge downstairs office. The triple car garage also comes with in-floor heating! Tons of Parking & Situated on a quiet cul-de-sac, this home sits on a large .23-acre lot. The home is fully landscaped, featuring underground sprinklers, a storage shed, and pool cover. Love where you live all year long with summers by the pool and winters by the fire!