

**15 Henderson Bay NE**  
**Langdon, Alberta**

**MLS # A2225206**



**\$712,900**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | Bungalow                                                                     |               |                   |
| <b>Size:</b>     | 1,369 sq.ft.                                                                 | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 4                                                                            | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad, RV Access/Parking                       |               |                   |
| <b>Lot Size:</b> | 0.27 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Garden, Gentle Sloping, Irregular Lot, La |               |                   |

|                    |                                                            |                   |      |
|--------------------|------------------------------------------------------------|-------------------|------|
| <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>   | Finished, Full, Walk-Out To Grade                          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                            | <b>Zoning:</b>    | RM-1 |
| <b>Foundation:</b> | Poured Concrete                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Pantry, Vaulted Ceiling(s) |                   |      |

**Inclusions:** Garage shelving & workbenches. Living room shelves. Downstairs fridge, heater in garage., shed

Homes this special don't hit the market very often. This fully finished walk out bungalow nestled on the most idyllic lot on Langdon's popular NE side could be yours just in time for summer. At just over a 1/4 acre this property is abundant with mature trees, bushes, plants and decorative garden areas. Situated on a quiet cul-de-sac the home is set back to provide an expansive front lawn as well as an oversized driveway with plenty of room for multiple cars and your RV or boat. A charming covered front porch is the perfect place to sip a morning coffee and wait for the hummingbirds to flit by. As you step into the spacious front foyer you'll be wowed by how bright, light and open space the main living area ... thanks to the vaulted ceilings with skylights. A cozy wood fireplace is flanked by 2 windows with decorative glass creating a unique and charming feel. A nice sized dining area is just off of the living room with sliding doors to easily access your terrific back deck that stretches the entire width of the home. A raised breakfast bar is between the kitchen and dining areas. This layout is ideal for those who like some separation between their living space and kitchen without it being completely closed off. The laundry room / mudroom is next to the kitchen and leads to the garage. You'll find 2 really large bedrooms on this main level including the primary with 4 pc ensuite, walk in closet and direct access to the back deck. A second 4 pc bath is ideally located next to the other bedroom. Newer luxury vinyl plank flooring throughout the entire main floor is durable and provides a fresh, clean, cohesive feel. The fully finished lower level offers 9 foot tall ceilings, 2 more really large bedrooms each with its own walk in closet and a 4 piece bath. . They share the full bath. The large recreation area is perfect for hanging out watching movies as a family or entertaining

friends. Best of all you can step directly into your beautiful backyard where you'll find a covered paving stone patio, raised garden beds and tons of trees and plants. All of the hard work creating this lush outdoor oasis has been done now you can spend your summers just enjoying it. Last but not least you can enjoy the oversized attached 2 car garage that is insulated, drywalled and heated with 11 foot ceilings and 8 foot doors. . Plus it comes with ample storage shelves, 2 work benches, a sink with hot and cold water and a man door to the side yard. If you're ready to get away from the city why not come and see what the charming hamlet of Langdon has to offer? Great schools, unique and amazing local businesses, plus a friendly small town feel all within a short commute to Calgary. You're going to love it here! With a great walk out this home would be suitable for a multi generational family.