

**3 Lloyd Crescent NE
Langdon, Alberta**

MLS # A2200323



\$669,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,561 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees, Private, Re		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, water softener is as-is, raised gardens, deck furniture		

Nestled in the heart of Langdon, just 20 minutes from Calgary, this remarkable two-story home sits on an expansive .25-acre lot, offering a perfect blend of space, comfort, and charm. With incredible curb appeal, the picturesque front yard includes mature trees, lush landscaping, and a welcoming front porch, making it an inviting retreat from the moment you arrive. The beautifully landscaped backyard is a true oasis, designed for both relaxation and entertaining. A large deck provides plenty of space for summer barbecues, while the built-in fire pit is perfect for cozy evenings under the stars. Underground sprinklers keep the lawn lush, and the raised garden beds and flower beds add a touch of natural beauty. Mature trees offer privacy and shade, and a garden shed provides convenient storage for tools and outdoor essentials. Inside, the open-concept main floor is bright and inviting, with large windows filling the space with natural light. The great room features a cozy fireplace, creating a warm and welcoming atmosphere. The spacious kitchen is designed for both functionality and style, offering an island, plenty of cabinetry, and ample counter space, making meal preparation effortless. Upstairs, three generously sized bedrooms provide plenty of space for family and guests. The primary bedroom features a walk-in closet and a private ensuite. The oversized double, heated garage offers ample space for vehicles, storage, and a workbench, making it ideal for hobbyists or those needing extra room for equipment and gear and there is also RV parking next to the garage. Located in a quiet, family-friendly neighborhood, this home provides the perfect balance of small-town charm and modern convenience. With schools, parks, shops, and essential amenities just minutes away, this is a rare opportunity to enjoy a spacious home with an incredible outdoor lifestyle,

all within a short drive to Calgary.