

115 Hanson Drive NE
Langdon, Alberta

MLS # A2200726



\$849,999

Division:	Hanson Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,917 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Level, Rectangular Lot, Street Lighting, Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-97
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: Sump Pump x 2, Hot Tub, Window Coverings and A/C all included "As Is"

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.