$714,900 - 48 Wilson Road Ne, Langdon

MLS® #A2203863

$714,900

3 Bedroom, 3.00 Bathroom, 1,334 sqft
Residential on 0.26 Acres

NONE, Langdon, Alberta

Welcome to this beautifully maintained and thoughtfully updated bungalow, perfectly situated on a rare lot backing onto a serene green space with scenic walking paths and close to schools. This exceptional property offers the best of both worldsâ€"peaceful outdoor living and a spacious, functional interior designed for modern comfort.

Step onto the inviting wrap-around porch with maintenance-free composite decking, which continues to a large covered rear deckâ€"ideal for barbecues, entertaining, or simply relaxing.

Inside, the open-concept layout features a bright and airy living space where the kitchen, dining, and living areas flow seamlessly together. The kitchen is a standout feature, offering stunning granite countertops, ample counter space and a functional layout. A striking built-in fireplace anchors the living room, while large windows and sliding doors fill the home with natural light and connect you to the beautifully landscaped yard.

The main floor includes a spacious primary bedroom with a private ensuite, a second bedroom and full bathroom, plus the convenience of main floor laundry and a functional mudroom.

Downstairs, the fully finished basement offers plenty of additional living space, including a large rec/family room with another fireplace

and custom built-ins, a third bedroom, a full 4-piece bathroom, and generous storage.

The backyard is a showstopper, complete with multiple zones for relaxation and recreation, including a fire pit, raised garden beds, and direct access to the green space beyond.

Additional highlights include keeping cool in those hot summer months with central AC, an oversized heated, insulated double garage, oversized driveway with RV parking, and a host of recent updates including a new fridge, washer and dryer, carpet, humidifier, and window coverings. The furnace and hot water tank are only four years old, providing peace of mind for years to come.

Nestled in a quiet, family-friendly neighborhood with amazing neighbours, this is a rare opportunity to own a truly special home in the heart of Langdon.

Built in 1996

Essential Information

MLS® #	A2203863
Price	$714,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,334
Acres	0.26
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	48 Wilson Road Ne

Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, Driveway, Garage Door Opener, Paved
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Range, Microwave, Water Softener
Heating	Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Living Room, Raised Hearth, Recreation Room, Stone, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Backs on to Park/Green Space, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	14
Zoning	R-URB

Listing Details

Listing Office   CIR Realty