

\$815,000 - 3 Hanson Way Ne, Langdon

MLS® #A2225662

\$815,000

4 Bedroom, 3.00 Bathroom, 1,510 sqft

Residential on 0.27 Acres

Hanson Park, Langdon, Alberta

Comfort, character, and a lifestyle youâ€™ll love. This is a rare opportunity to own an original-owner, custom-built bungalow on a generous 0.274-acre corner lot in the peaceful country community of Langdon. From the moment you step inside, youâ€™ll be greeted by 10-foot ceilings and stunning Acacia hardwood flooring throughout the main level. The bright and welcoming living room features a stone-accented fireplace, creating a warm and inviting space to relax or entertain. The open-concept layout flows seamlessly into the chefâ€™s kitchen, designed to impress with custom Knotty Alder cabinetry (42â€• uppers), granite countertops, stainless steel appliances, and a gas range. Added touches like LED cabinet lighting (above and below) and a wired speaker system elevate the space even further. The spacious primary bedroom retreat offers private access to the backyard and a luxurious 4-piece ensuite with heated tile floors that extend into the walk-in closetâ€”providing both comfort and function. The recently finished basement features a massive recreation area and two additional bedrooms, making it perfect for guests, hobbies, or extended family living. No country home is complete without the ultimate man caveâ€”an oversized heated garage (23'0" x 29'4") with extra-high ceilings, a custom 3-panel 18â€™ wide door, and a 100 Amp sub-panelâ€”ideal for a workshop, toy storage, or your next big project. Additional highlights include: Fridge Replaced (2024), High-efficiency hot water



tank replaced (2024), Roof Replaced (October 27, 2022), Natural gas connections for dryer, range, and BBQ, plus additional hookups for electric dryer and range, Russound Sound System wired throughout main floor, kitchen, bedrooms, ensuite, garage, and backyard. Owned and built by a professional electrician, no detail was overlooked in the high-end electrical and lighting package throughout the home including RV parking with 30 Amp service and cable TV hookup. Pride of ownership shines throughout this one-of-a-kind property. Enjoy peaceful country living just minutes from the amenities of East Hills—the perfect blend of privacy and convenience. Book your private viewing today!

Built in 2011

Essential Information

MLS® #	A2225662
Price	\$815,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,510
Acres	0.27
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3 Hanson Way Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Attached, Gravel Driveway, Heated Garage, Plug-In, RV Access/Parking
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Gas Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Central, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Masonry, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	RV Hookup
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	13
Zoning	R-1

Listing Details

Listing Office	eXp Realty
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