# \$799,900 - 37 Thomas Street Nw, Langdon

MLS® #A2233915

# \$799,900

3 Bedroom, 3.00 Bathroom, 2,530 sqft Residential on 0.26 Acres

NONE, Langdon, Alberta

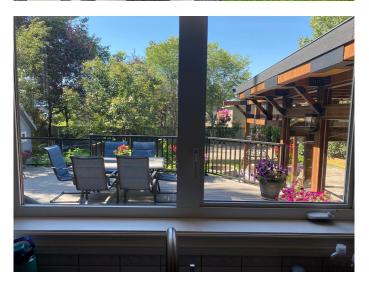
An Entertainer's Dream in the Heart of Langdon with 2 HOME THEATRES!
Set on a generous 0.26-acre lot, this stunning property is built for year-round enjoyment and effortless entertaining. Whether you're hosting summer BBQs, cozy winter gatherings, or family celebrations, this home has it all.

Step inside to an inviting open-concept layout that flows beautifully from the kitchen to the living and dining areasâ€"all overlooking the expansive backyard. Oversized windows flood the home with natural light, creating a warm and welcoming atmosphere throughout. Upstairs, you'II find a breathtaking bonus room with vaulted ceilings, perfect for movie nights, a play area, or simply unwinding in style.

At the heart of the outdoor oasis is a gorgeous pergola / sunroom featuring four separate heat sources, allowing you to entertain comfortably in every season even in Alberta's -40. The two-tier composite deck overlooks a fully landscaped backyard that offers ample space for guests, games, or just relaxing under the stars. Gardeners will love the raised garden beds, and kids (or kids at heart) will enjoy the fully finished playhouseâ€"insulated, heated, and powered for year-round use. There is a 42 foot driveway, additional 61 feet of RV, boat, heavy equipment parking on side of house with front street access and additional car parking under the deck.







Inside, the home is thoughtfully upgraded for comfort and peace of mind. Safe and Sound insulation in all interior walls ensures privacy and quiet throughout. The oversized double garage features a 9' door and 12' ceilings and fully insulated, ideal for storage, a workshop, or recreational vehicles. The roof is rubberized malarkey shingles with a warranty till 2040. There is also a 16,000-watt Generac automatic generator keeps the entire home powered no matter the weather.

You truly won't find another property like this!

Built in 2003

# **Essential Information**

MLS® # A2233915 Price \$799,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,530 Acres 0.26

Year Built 2003

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 37 Thomas Street Nw

Subdivision NONE

City Langdon

County Rocky View County

Province Alberta
Postal Code T0J 1X2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Faces Front, Oversized,

See Remarks, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open

Floorplan, See Remarks, Walk-In Closet(s), Bookcases, Built-in

Features, Chandelier, Double Vanity, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer, Window Coverings, Range Hood

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Decorative, Electric, Outside

Has Basement Yes
Basement Full

# **Exterior**

Exterior Features BBQ gas line, Lighting, Other, Covered Courtyard, Dog Run, Fire Pit,

Garden, Gas Grill, Private Yard, Storage

Lot Description Back Yard, Landscaped, Rectangular Lot, Few Trees, Garden, Gazebo,

Treed, Yard Lights

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Stone

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 24th, 2025

Days on Market 130 Zoning R

### **Listing Details**

Listing Office eXp Realty

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