# \$429,900 - 325 Sandford Place Nw, Langdon

MLS® #A2234693

#### \$429,900

4 Bedroom, 3.00 Bathroom, 1,302 sqft Residential on 0.07 Acres

NONE, Langdon, Alberta

Welcome to this beautifully updated 4-bedroom, 2.5-bathroom semi-detached home in Langdon. Offering exceptional space for families, this fully finished home is truly turn key with new flooring, and a freshly painted modern palette.

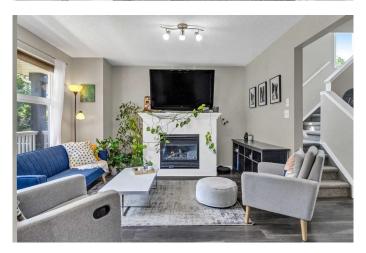
Step inside to discover a bright and open main floor with large windows that fill the living and dining areas with natural light. The spacious kitchen offers ample cabinetry, and a center island, making it a perfect space for preparing meals and gathering with family. The adjacent dining area easily accommodates family dinners, while the cozy living room provides a comfortable space to unwind, complete with a gas fireplace.

Upstairs, you will find three well-sized bedrooms, including a primary suite with a spacious walk-in closet. The fully finished basement offers additional living space with a large rec room and wet bar, a fourth bedroom, a full bathroom, and extra storage, perfect for growing families or guests.

Enjoy summer evenings in the private landscaped backyard, which offers room for kids to play or for hosting BBQs, and take advantage of the detached double garage for parking and additional storage. Located in the peaceful and family-friendly town of Langdon, you will enjoy small-town living with easy access to local schools, parks, walking paths, and all amenities while being just a short drive







### to Calgary.

This move-in-ready home offers the space and lifestyle you have been looking for. Book your private showing today and experience all that this wonderful property in Langdon has to offer.

#### Built in 2010

#### **Essential Information**

MLS® # A2234693 Price \$429,900

Bedrooms 4
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,302
Acres 0.07
Year Built 2010

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 325 Sandford Place Nw

Subdivision NONE
City Langdon

County Rocky View County

Province Alberta
Postal Code T0J 1X2

#### **Amenities**

Amenities None Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows,

Walk-In Closet(s), Laminate Counters, Wet Bar

Appliances Dishwasher, Dryer, Electric Oven, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Composite Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 28th, 2025

Days on Market 4

Zoning DC75

## **Listing Details**

Listing Office eXp Realty

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