



DON'T GAMBLE WITH YOUR HOME.
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**307 Railway Point SE
 Langdon, Alberta**

MLS # A2244691



\$679,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,349 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Insulated, RV Access/Parking		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Discover your DREAM HOME in Langdon, this meticulously maintained walkout bungalow shows 10/10 with pride of ownership & boasts an array of recent updates & upgrades, truly a move-in ready home! Situated on a massive 0.25-acre lot with a west-facing backyard, it offers endless possibilities for outdoor enjoyment & is a blank canvas awaiting your personal touch. Step inside & be greeted by an inviting open-concept enhanced by vaulted ceilings that creates an airy & spacious feel. The heart of the home, the kitchen, is a chef's delight, featuring newer stainless steel appliances (2023), including a refrigerator with a water line & ice maker connected to a Kinetico water softener & filter, a sleek microwave hood fan, induction stove, & dishwasher. Professionally painted cabinets & gleaming granite countertops provide ample storage & prep space, complimented by a corner pantry. The generously sized dining area seamlessly flows into the living space complete with a fireplace, perfect for entertaining. This home offers four large bedrooms, three on the main floor & one on the lower level. The primary bedroom features its own private balcony, ideal for enjoying morning coffees as the sun rises. The 5-piece ensuite provides room for both to tackle their day. Secondary bedrooms on the main floor offer versatility for your family's needs, whether for children or a dedicated home office. Convenient main-floor laundry with newer washer & dryer (2023) makes chores a breeze. A 4-piece main bath completes this level. The fully developed walkout lower level expands your living space significantly! Here you will find an exercise room, a bedroom and also an expansive family/rec room designed for fun. Imagine lively dart games at the bar seating enjoying drinks from the convenient wet bar, relax watching your favorite films on a big screen, there's tons of room for it all! New flooring

was installed throughout the lower level in 2023, providing a fresh & modern feel. Outdoor living is a joy in this home with decks recently rebuilt with permits. The roomy upper deck offers a fantastic space for relaxation until the sun dips down. Stay cool with central air & enjoy enhanced privacy with plantation shutters throughout the main floor. For your peace of mind a high-efficiency furnace was installed in 2021, the roof & siding were redone just seven years ago & exterior doors replaced in 2023 as well! The mechanical room is well-equipped with a workbench & has plenty of storage. Double attached garage with some additional parking for the toys & access to the backyard is a bonus! Close to grocery store, pub, schools, golf course & much more, don't delay, this may be the one you have been waiting for!