

# \$924,500 - 407 Railway Place Se, Langdon

MLS® #A2217322

## \$924,500

5 Bedroom, 4.00 Bathroom, 2,655 sqft

Residential on 0.27 Acres

NONE, Langdon, Alberta

Langdon beauty- 2 Storey almost 4,200 SQ FT developed, 5 bedroom + Den, AIR CONDITIONING, 4 bathrooms, GRANITE package throughout, Fully Developed Basement, all this on a Massive CORNER lot .27 of an acreâ€”just under 12,000 SQ FT- HUGE!!! Huge 54'x31' RV pad on the side of the house with a 30 AMP RV plug. MAIN FLOOR:: The kitchen is gorgeous with beautiful White shaker style cabinetry, Full GRANITE Package with waterfall ends on the island and counter, soft closing cabinet doors and drawers, Under Counter Lighting and STAINLESS STEEL APPLIANCES. The front Living Room has 18 Feet Ceilings (open to above), as well as a custom fan, the Family Room with built-in Fireplace and TV mantle is just off the kitchen. There is a Den/Flex room and main floor laundry. UPPER FLOOR: Features 3 bedrooms up - Primary Bedroom is huge with large 5 pc ensuite with makeup counter and Large walk in Closet. The Second Bedroom is oversized with a Vaulted Ceiling and beautiful view out to the Eastern countryside. There is 1 more large bedroom and an additional full Bathroom on the second floor. LOWER LEVEL: is a real entertainer's dream, Fully developed with 2 more bedrooms making 5 in total for this house, 3 piece bathroom with gorgeous tiled wall Shower, a Wet Bar with EVERY option known, Bar Sink, space for a TV, ICE MAKER, dishwasher and 2 bar fridges. Finally, the absolute GEM- a fully developed MEDIA ROOM that is a work of



beauty and an additional area for seating or games tables by the bar. This huge WEST and SOUTH backyard is fully fenced, has a large oversized shed, garden boxes, Stone patio, and a huge fully irrigated lawn. Over 2600 square foot 2 story plus even more in the fully developed basement. Additional and very VALUABLE info on your new home: Convection microwave, Quiet dishwasher, Soft close cabinets through-out the house, Soft close barn door to master bath, Garburator, Quiet cul du sac, .27 acre yard lined with 30 aspen trees, beautiful east sunrises, Backyard space for campfires and two natural gas hookups, Fully irrigated in ground sprinklers in back yard, 2 raised garden beds, New shingled roof in 2016, New 50 gallon HE hot water tank in 2023, Garage with 12' ceilings and Epoxy flooring, Large stone patio in backyard, RV Pad - 54'x 30' RV pad and 30 amp RV plug beside house. This ONE OF A KIND home truly has it all: QUALITY, LOCATION and VALUE that you will enjoy for many, many years to come. Rarely does a home of this calibre come up for sale. Don't hesitate & don't be disappointed- make this your new home- SEEING is BELIEVING and its all about the beautiful OVERSIZED RV Lot and almost 4,200 SQ FT developed living space. Phone now to book your private viewing for this much sought after home. Check, check, check, check- ALL the Boxes are checked!!! You couldn't want for anything more. Go ahead, phone to book your private viewing. You will be delighted with this absolutely FIRST CLASS Home.

Built in 2008

### **Essential Information**

MLS® #	A2217322
Price	\$924,500
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,655
Acres	0.27
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	407 Railway Place Se
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, RV Access/Parking, Stall, 220 Volt Wiring, Boat, Front Drive
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Storage, Vinyl Windows, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Built-In Electric Range
Heating	ENERGY STAR Qualified Equipment
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	BBQ gas line, Garden, RV Hookup
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Lot Description	Back Yard, Cul-De-Sac, Few Trees, Garden, Landscaped, Low Maintenance Landscape, Rectangular Lot
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Roof	Asphalt
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Construction	Vinyl Siding
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Foundation	Poured Concrete
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## Additional Information

Date Listed	May 2nd, 2025
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Days on Market	23
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Zoning	RC-1
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## Listing Details

Listing Office	Real Estate Professionals Inc.
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