

103 Copeland Close NW  
Langdon, Alberta

MLS # A2269278

## \$709,900



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,761 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Square Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Storage Shelving in Garage

Welcome to this Beautifully Updated Home on a Quiet Cul-de-sac in the Charming Community of Langdon! Situated on nearly a  $\frac{1}{4}$ -Acre Lot Backing onto Green Space, this Property offers Privacy, Space, and Small-Town Living at its Best. The Bright, Open-to-Above Entryway and Fresh Paint create a Modern, Inviting Feel. The Open-Concept Main Floor features a Spacious Living Room, Dining Area, and Updated Kitchen with Stainless Steel Appliances, Granite Countertops, a Large Island, and plenty of Cabinetry. A Main-Floor Office, 2-piece Bath, and Mudroom complete this level. Upstairs, the Primary Suite is set apart for Privacy and includes a 4-piece Ensuite and Walk-in closet. A central Bonus Room with Flex Area leads to Two Additional Bedrooms, a Full Bath, and convenient Upper Laundry. The Lower Level is Partially Developed with a Completed 4-piece Bath and a Walk-Up Entrance to a Patio. With three Large Windows, this space is Bright and Ready for your Finishing touches. The Heated, Painted, and Tiled Garage is a Standout Feature, along with New Siding (2022), New Garage Door and Opener (2022). The 0.21-Acre Yard is Beautifully Landscaped with a Large Deck, Fire Pit Area, Mature Trees, and a Large Storage Shed. A Covered Dog Run extends from the garage and can double as covered storage. An 80-ft Gravel Driveway provides Ample Parking for Trailers or Guests. Langdon offers Small-Town Charm, Great Schools, and Convenient Access to Calgary and nearby Amenities. Don't miss this Incredible Opportunity to own a Beautiful Home in this Welcoming Community!