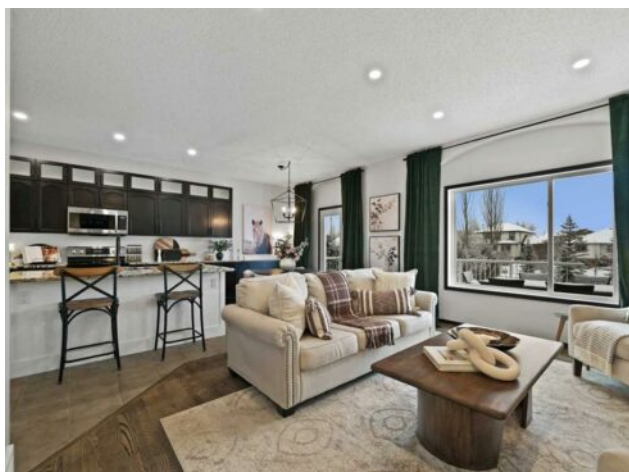


103 Copeland Close NW  
Langdon, Alberta

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 (19 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!