

# \$849,999 - 115 Hanson Drive Ne, Langdon

MLS® #A2200726

**\$849,999**

4 Bedroom, 4.00 Bathroom, 1,917 sqft  
Residential on 0.23 Acres

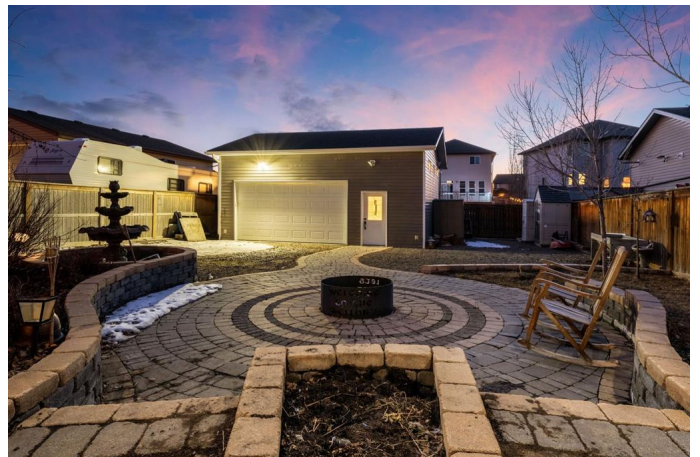
Hanson Park, Langdon, Alberta

Welcome to 115 Hanson Drive, a haven for enthusiasts seeking ample space. This exceptional property boasts **\*\*two separate, oversized, heated garages\*\***, perfect for a backyard workshop and storing recreational vehicles.

Open the door to hardwood floors gracing both, the main and upper levels, enhancing its timeless appeal. The kitchen, ideal for a growing family, features a spacious island with quartz countertops, abundant cabinetry, and a walkthrough pantry for additional storage. Adjacent to the kitchen, a large dining area with patio doors leads to an expansive deck and patio, perfect for gatherings. The cozy living room, centered around a gas fireplace, invites relaxation. Completing the main level are a half bath and a generous mudroom off the attached heated garage which measures in at 21'6" X 23'0".

Ascending hardwood stairs, the second floor reveals a bonus room illuminated by large windows and a side flex space, suitable for a small office or den. Conveniently located off the bonus room is the laundry area. The primary bedroom boasts a five-piece ensuite and walk-in closet, while two additional bedrooms and a four-piece bath complete the upper level.

The fully finished basement with 9 foot ceilings is designed for entertainment, offering a



spacious recreation or games room, a fourth bedroom, and another four-piece bath. Outside, the backyard showcases a beautiful brick patio leading to an outdoor hot tub (included as-is). The dream detached garage is powered with 220V and 110V, it is heated, and includes a mezzanine for optimized storage, with ceilings reaching 14 feet at the peak of vault and 10 feet at the lowest point.

This property is a must see! Call today to schedule your private viewing.

Built in 2011

### **Essential Information**

MLS® #	A2200726
Price	\$849,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,917
Acres	0.23
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	115 Hanson Drive Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

### **Amenities**

Parking Spaces	8
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Parking Additional Parking, Concrete Driveway, Double Garage Attached, Double Garage Detached, Front Drive, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Workshop in Garage, 220 Volt Wiring, Garage Faces Front

# of Garages 4

### Interior

Interior Features Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Lighting

Lot Description Back Yard, Gazebo, Landscaped, Level, Rectangular Lot, Street Lighting, Yard Lights

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 12th, 2025

Days on Market 31

Zoning DC-97

### Listing Details

Listing Office RE/MAX First

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